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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 10, 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 Shea Scott v. City of Celina - Cause No. DC-20-18195.
- B. Discussion regarding 519 S Colorado.
- C. Discussion regarding Resolution for Collin County Emergency Services District and new emergency service district legislation.
- D. Discussion regarding a water supply agreement.

Texas Government Code Section 551.071 Consultation with Attorney and Texas Government Code Section 551.074 The appointment, employment, evaluation, reassignment of duties, discipline, or dismissal of or to hear a complaint against a public officer or employee:

- E. Discussion regarding Planning and Zoning Commissioners.

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

- F. Discussion regarding the purchase of a property generally located in Downtown.
- G. Discussion regarding the purchase of right-of-way for Choate Parkway.
- H. Discussion regarding a possible Development Agreement with 95 Land Partners, LLC.
- I. Discussion regarding the lease extension for 201 S Preston Road.
- J. Discussion regarding the purchase of property at 504 N Ohio Drive.
- K. Discussion regarding development of Legacy North Tract.

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session, including but not limited to the anticipated action items listed below (if any).

- L. Consider and act upon a Resolution to authorize the purchase of property at 504 N Ohio Dr.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE: (to begin at 6:30 PM)

- A. Recognition of the 2024 Employee Awards recipients. (Gartner)
B. Tree City USA and Growth Award. (McAfee)
C. 2025 Rodeo Celina Highlights. (Buffington)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding Downtown Center Public Art Glass Railing Project. (Kearney)
B. Discussion regarding updates to the Downtown Master Plan. (McAfee)
C. Discussion on Texas Tastemakers Festival. (Monaco, Buffington, Kearney)
D. Update regarding Fire 48/96 Schedule. (White)
E. Discussion of Boards and Commissions Policy. (Kearney)

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- May 13, 2025, 5:00 p.m.
- B. Consider and act to award RFP 2024-113 for Employment Search and Recruitment Services to various vendors in an amount not to exceed the budgeted annual amount. (Berry)
- C. Consider and act to authorize the purchase of a new Integrated Library System and database, Symphony Workflows, from SyrsiDynix in an amount not to exceed \$71,269.88 for year one and \$215,070.74 for the five-year term. (Ortiz)
- D. Consider and act to purchase a refresh to the existing camera system from Automation Integration through a cooperative contract with BuyBoard (733-24) for an amount not to exceed \$227,966.18. (Alexander)
- E. Consider and act to approve a work authorization for testing services for the construction of the Southeast Pump Station and Ground Storage Tank with WSB, LLC, for an amount not to exceed \$176,709.00. (Glasgow)
- F. Consider and act to award Bid 2025-024 for Development Software by South Central Planning and Development Commission for an amount of \$21,000.00 for year one and an estimated cost of \$105,000.00 for five years, plus installation and travel fees estimated at \$4,320.00. (McAfee)
- G. Consider and act upon a Facilities Agreement between the City of Celina and MWE Holdings, LLC (Southwest Erosion Control), generally located west of Custer Road and approximately 500 feet north of Frontier Parkway, within the City Limits. (McAfee)
- H. Consider and act to award Bid 2025-044 for water and wastewater parts and accessories to Ferguson Waterworks, Core and Main LP, and North Texas Winwater Co. designating them as primary and secondary vendors for the awarded sections, at the unit prices listed, not to exceed the annual budgeted amount. (Figueroa)

- I. Consider and act to accept the resignation of Jack Hastings and declare a vacancy on the Board of Adjustment. (Owens)
- J. Consider and act to authorize the purchase of LED lights and related control equipment for Founders Station Park from Musco Sports Lighting, LLC, through a cooperative contract with Buy Board (Contract #677-22) for an amount not to exceed \$161,688.00. (Walsh)
- K. Consider and act upon 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)
- L. Consider and act upon a Chapter 380 Grant Agreement with First Texas Homes. (Ranc)
- M. Consider and act to authorize Amendment 3 for design services from Harley Ellis Devereaux (HED) for the design of Downtown Center in an amount not to exceed \$171,660.00. (Brawner)
- N. Consider and act on an amendment to the existing Interlocal Agreement by and between the City of Celina and Denton County for the design of Parvin Road from FM 1385 to Legacy Drive. (Brawner)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance for a Specific Use Permit (SUP) to allow for Alternative Retail Services (Body Art Studio) on approximately 0.17 acres; generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, within the City Limits. (Liberty or Death Celina Tattoo – Specific Use Permit) (Mohan)
- B. Conduct a Public Hearing to consider and act upon a request for a Development Agreement on approximately 41 acres of land; generally located at the southeast corner of future Celina Parkway and future O’Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – Development Agreement) (Mohan)
- C. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a final The Parks at Wilson Creek Public Improvement District Service and Assessment Plan, including the Phase #2 Assessment Roll – Phase #2 Improvements; making a finding of special benefit to property within Phase #2 of The Parks at Wilson 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 Phase #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)
- D. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Amended and Restated PID Reimbursement Agreement The Parks at Wilson Creek Public Improvement District and resolving other related matters. (Stovall)
- E. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving an Updated Service and Assessment Plan, including a Phase #2 Assessment Roll – Phase #2 Initial Projects; making a finding of special benefit to the property within Phase #2 of the Mustang Lakes (Annex) Public Improvement District; levying special assessments against such property and establishing a lien on such property; and providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (Bromiley)
- F. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving an Updated Service and Assessment Plan, including a Phase #2 Assessment Roll – Phase #2 Additional Major Improvements; making a finding of special benefit to the property within Phase #2 of the Mustang Lakes (Annex) Public Improvement District; levying special assessments against such property and establishing a lien on such property; and providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (Bromiley)

- G. Consider and act upon a Resolution approving and authorizing the Mayor to execute an Amended and Restated PID Reimbursement Agreement – Mustang Lakes (Annex) Public Improvement District and resolving other related matters. (Bromiley)

IX. ACTION ITEM:

- A. Consider and act to award Bid 2025-032 for the construction of the Southeast Pump Station and Ground Storage Tank to Archer Western Construction at the unit prices listed in the amount of \$65,979,800.30 plus five percent contingency in the amount of \$3,298,990.00 for a total amount not to exceed \$69,278,790.30. (Glasgow)
- B. Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of Phase 1 of Wilson Creek Park through the Construction Manager at Risk, Dean Construction, in the amount of \$11,870,219.43. (Glasgow)
- C. Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of the Parks Administration Building through the Construction Manager at Risk, Crossland Construction, in the amount not to exceed \$6,197,824.00. (Walsh)

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."

Jeovanna Rubio, TRMC
Assistant City Secretary



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Strategic Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Bradley Kearney, Strategic Services Director
CC: Robert Ranc, City Manager
Initiated by: Brad Kearney
Date: June 10, 2025
Re: Downtown Center Public Art - Glass

Action Requested:

Discussion regarding Downtown Center Public Art Glass Railing Project. (Kearney)

Background Information:

The purpose of this item is for City Council to provide input and feedback on the proposed designs for etched glass railings for the Downtown Center, as well as the location of etched glass.

The Arts and Culture Board identified four public art projects for the Downtown Center: glass railings, atrium wall art, public conference room wall art, and external murals. The projects were included in the Downtown Center's total budget as presented by staff. They are funded from the public art allocation within the City's bond funds (\$1.5 million). The Arts and Culture Board selected two art selection committees - one for the interior and one for the exterior. City Council appointed Council Member Wigginton to serve as the liaison for the interior committee and Council Member Grumbles for the exterior committee.

The glass railings component of the art projects is the highest priority, due to a long lead time for manufacturing and installation. In order to maintain the Downtown Center timeline, the glass etching design needs to be approved by Council in July. To accomplish this, staff recommended and the selection committee agreed to use Viva Railings' (glass railing subcontractor) in-house design team to design the glass etching.

The selection committee met in April and May to discuss the glass railings. Their overall design direction was to create a timeless and elegant design that reflects Celina's agricultural heritage (especially wheat) with a sense of movement and balancing beauty and function. Functionally, the committee requested for the bottom third of the glass to be more opaque, gradually transitioning

to clear at the top with approximately the top third being clear.

The selection committee reviewed more than 10 design options, selecting two finalist designs. Preferred Design A is geometric shapes that can be interpreted as wheat, books, or other shapes. It leaves the etching up for interpretation by each person. It provides a more modern design that can connect with the City's history of wheat or connect with the building's future as a library. Preferred Design B is a natural wheat scene, connecting the modern building with City's history. The selection committee identified both designs to be brought forward to City Council for consideration.

Additionally, the selection committee identified the areas of glass panels to be etched and those to leave clear. On the second, third, and rooftop (interior) levels, the committee recommends all glass to be etched. On the stairways, the committee recommends all glass to be clear. On the first level of the building, the committee recommends all glass be clear.

Staff will incorporate all feedback to bring a final design to City Council on July 8 for final approval.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:

The design options can be implemented within the current budget.

Staff Recommendation:

N/A

DOWNTOWN CENTER PUBLIC ART - GLASS

City Council Meeting
June 10, 2025



BACKGROUND

- Four public art projects were identified for the Downtown Center and included in budget
 - Glass railings – purchase, etch, and install glass
 - Atrium wall art – graphic print on acoustic panels
 - Public conference room wall art – graphic print on acoustic panels
 - Exterior murals
- \$1.5 million budget from public art allocation of the CIP (inclusive of all materials)
- Arts and Culture Board appointed two art selection committees (interior and exterior)
- City Council appointed two Members to serve on the committees (one on each)
 - Interior = Council Member Wigginton
 - Exterior = Council Member Grumbles
- Glass component is highest priority due to long lead time for manufacturing





GLASS PROJECT

- Viva Railings is the subcontractor for fabrication and installation of glass railings
- Timeline
 - Drawings/approvals 1-3 months
 - Fabrication 4-5 months
 - Installation 3-4 months
 - Buffer 3 months
 - Total timeline 11-15 months
- Target for City Council approval of design: July 8, 2025
- Due to tight timeline and expertise, staff recommended and the selection committee agreed to use Viva Railings' in-house design team to design glass etching
- Purpose of this item is to receive feedback and input on the final design and placement

PROJECT PROCESS

Step 1: Art Selection Committee Created Design Guidelines/Vision

Met: April 15

Step 2: Guidelines Sent to Viva's Design Team

Sent: April 23

Step 3: Art Selection Committee Reviewed 8+ Mockups and Selected 2 Preferred Designs

Met: May 12 and May 28

Step 4: Present 2 Preferred Designs to City Council for Feedback and Input

Timeline: June 10

Step 5: Insert Preferred Design into Downtown Center Renderings

Timeline: June 11 – July 7

Step 6: Present Final Design to City Council for Approval – Action Item

Timeline: July 8

DESIGN VISION

Overall Design Goals:

- Timeless and elegant with long-term relevance
- Reflect Celina's agricultural heritage, especially wheat
- Balance beauty and function

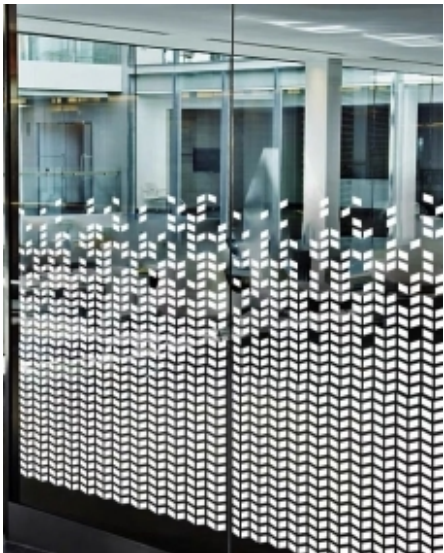
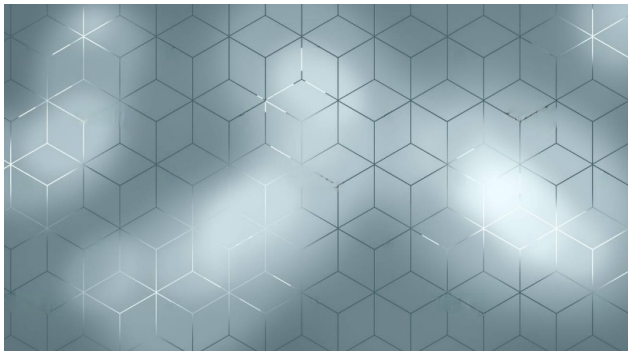
Panel Design:

- Bottom third: Dense, more opaque pattern
- Gradual, organic transition to clear glass at top
- Natural sense of movement—no hard lines or abrupt edges

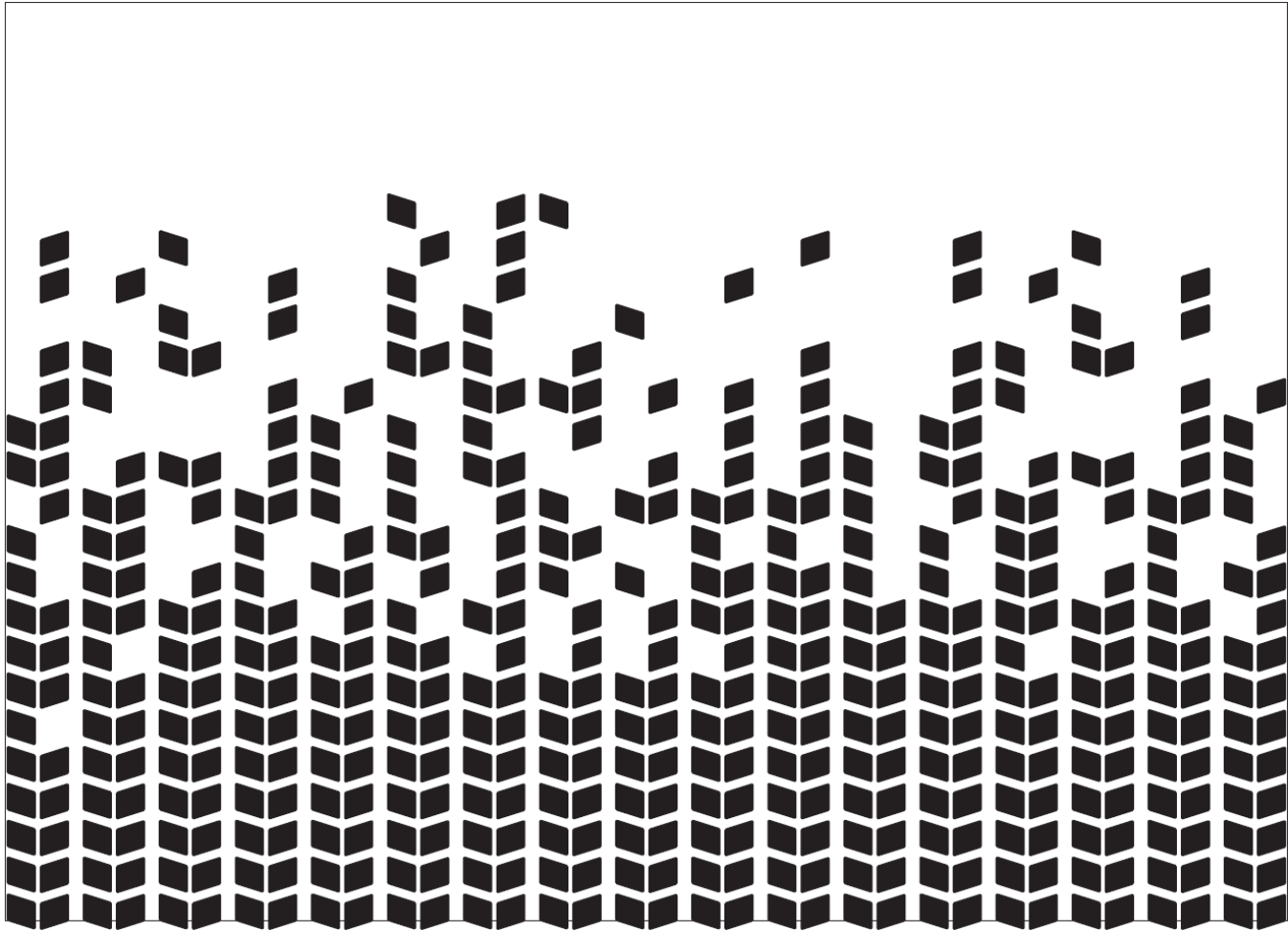
Stylistic Considerations:

- Two style options:
 - Geometric shapes (chevron/wheat/books)
 - Natural wheat-inspired forms
- Design should complement architecture of building and identity of Downtown

DESIGN VISION



PREFERRED DESIGN A



PREFERRED DESIGN B



DESIGN FEEDBACK AND INPUT

- Does City Council have any feedback on the designs presented?
- Would City Council like to see any modifications to the presented designs?
- Does City Council have a preferred design?

LOCATION FOR ETCHING

- Selection committee recommends the following:



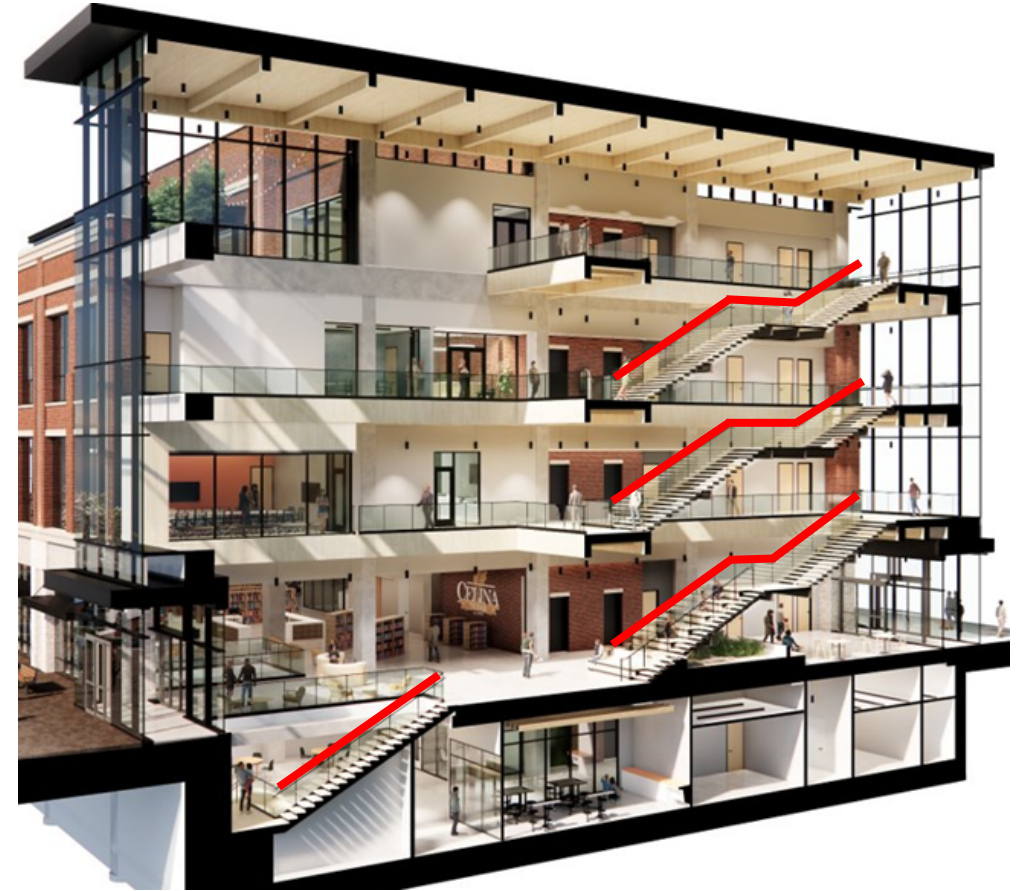
LOCATION FOR ETCHING

- Selection committee recommends the following:
 - Etched glass to be located on all glass on upper levels



LOCATION FOR ETCHING

- Selection committee recommends the following:
 - Etched glass to be located on all glass on upper levels
 - Clear glass (no etching) to be located on the staircases



LOCATION FOR ETCHING

- Selection committee recommends the following:
 - Etched glass to be located on all glass on upper levels
 - Clear glass (no etching) to be located on the staircases
 - Clear glass (no etching) to be located on the first floor openings to the lower level



LOCATION FEEDBACK AND INPUT

- Does City Council have any feedback on the location of etched or clear glass?
- Does City Council have a preferred location for etched or clear glass?

NEXT STEPS

- Staff will coordinate with Viva Railings on any modifications
- Preferred design will be input into renderings
- Action item will be placed on July 8, 2025 City Council Meeting agenda to approve final design



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Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Madhuri Mohan, Planning Director
CC: Dusty McAfee, Director of Development Services
Initiated by: Melissa Kleineck
Date: June 10, 2025
Re: Downtown Master Plan Scope Discussion

Action Requested:

Discussion regarding updates to the Downtown Master Plan. (McAfee)

Background Information:

Celina's Downtown Master Plan sets forth a vision for what Downtown can be and details the roadmap to make it happen. The Master Plan, adopted in 2019, directed that updates to the Plan should be considered every five to seven years. Council requested a future update to the Master Plan in December 2024. Please see the attached presentation for additional information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

N/A

DOWNTOWN MASTER PLAN UPDATE

City Council – Worksession
June 10, 2025



BACKGROUND

- It is best practice to periodically review and revise regulations
- The Comprehensive Plan directed Staff to proactively monitor development standards for improvements
- The Downtown Master Plan (2019) directed that updates to the Plan should be considered every five to seven years

TIMELINE

- Council approved land use revisions to the Downtown Code at its regular meeting in April
- The immediate concerns shared with staff seem to be addressed
- At its December meeting Council also requested a future update to the Downtown Master Plan
- Updating the Downtown Master Plan is a long process that might also trigger additional revisions to the Downtown Code

DISCUSSION

- Is updating the Downtown Master Plan still an immediate priority?
- Did the land use revisions to the Downtown Code satisfy the concerns shared by Council in December?

SCOPE

The following items are proposed in the scope:

- Conduct public outreach and garner feedback
- Evaluate strategy priorities and update as necessary
- Review relevant plans and policies for alignment
- Stakeholder participation with property owners, local businesses, Boards & Commissions, and others

CONSIDERATIONS

- 18-24 month process, even if just an update
- Feedback may continue trend for greater expansion of Patio Commons and Entertainment districts
- If the Master Plan update calls for DTC revisions, it could entail:
 - Notices to all properties zoned under the DTC
 - Additional notices to all property owners and tenants if creating non-conforming uses, compliant with State law
 - Public hearings
 - Likely six-digit consultant fee for revisions

DISCUSSION

- Do the proposed scope items address project expectations?
- Are there additional scope items City Council would like included?

NEXT STEPS

- Feedback from Council
- RFP Issued
- Award Contract
 - Contract anticipated to be approximately \$150,000+
- Launch Project



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Marketing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Joe Monaco, Director of Marketing & Communications, Bradley Kearney, Strategic Services Director
CC: Robert Ranc, City Manager
Initiated by: Joe Monaco
Date: June 10, 2025
Re: Texas Tastemakers Festival Recap (Monaco, Buffington, Kearney)

Action Requested:

Discussion on Texas Tastemakers Festival. (Monaco, Buffington, Kearney)

Background Information:

In January, the Celina City Council approved a two-year Partnership Agreement with SBG Hospitality to launch the Texas Tastemakers Festival in Celina's Downtown Square. The inaugural festival took place on Saturday, March 22, from 12:00 PM to 6:00 PM, and was designed as a food and beverage-focused experience that highlighted the culinary excellence of the region, with a strong emphasis on local restaurants and meaningful community engagement.

Sponsored by H-E-B, the 2025 Texas Tastemakers Festival featured 14 restaurant participants, with priority invitations extended to Celina-based establishments. The event also included a premium culinary experience curated by H-E-B, complete with cooking demonstrations and vendor activations. Live music performances and a DJ contributed to a dynamic and inviting atmosphere in Downtown Celina. Attendance data provided by Placer.AI indicated that approximately 4,000 individuals visited the Downtown Square during the course of the event, representing a significant increase in foot traffic compared to the previous weekend.

To support the festival's food discovery concept, each participating restaurant was asked to prepare 1,200 tasting samples. A total of 844 tasting passes were sold to attendees, while an additional 345 passes were provided to sponsors, social media influencers, and media outlets to help generate promotional visibility.

Following the event, City staff collected feedback from the Downtown Commission and conducted a debriefing session with the Celina Economic Development Corporation (EDC) and SBG Hospitality. These discussions focused on reviewing the overall performance of the event and identifying potential enhancements related to event layout, programming, and vendor coordination.

As outlined in the agreement, the City has the option to continue the Texas Tastemakers Festival for a second year. However, if the City wishes not to renew, a written notice must be submitted to SBG Hospitality at least 90 days in advance. This agenda item is intended to facilitate a discussion on whether the City would like to move forward with the second year of the festival or provide formal notice of non-renewal.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Partnership Agreement

Financial Consideration:

N/A

Staff Recommendation:

Options for the future of the Texas Tastemakers Festival will be provided to the City Council for direction.

Texas Tastemakers Festival Event Recap

Joe Monaco

Director of Marketing & Communications

Andy Buffington

Director of Community Development & Downtown Service

Brad Kearney

Strategic Services Director



BACKGROUND

- In January 2025, City Council approved a two-year Partnership Agreement with SBG Hospitality to host the Texas Tastemakers Festival on the Downtown Square.

GOALS & BENEFITS TO THE CITY & DOWNTOWN

- **Economic Development:** Position Celina as a key destination for signature events, attracting regional visitors and boosting local commerce.
- **Support for Local Business:** Highlight and promote Celina-based restaurants, increasing their visibility and revenue opportunities.
- **Enhanced Community Engagement:** Provide a vibrant, family-friendly event that strengthens community connections and civic pride.
- **Foundation for Future Growth:** Establish a strong partnership with H-E-B, paving the way for additional collaborative initiatives and long-term economic development.

Event summary

"The inaugural festival will have delicious cuisine featuring fantastic local restaurants, a culinary experience provided by HEB, wine, craft beer, and spirits, a VIP area with elevated food and fun, fantastic live music, local businesses, and plenty of fun Texas-branded activations."

BACKGROUND

- The event was held on Saturday, March 22, from 12:00 – 6:00 PM on the Downtown Square and featured 16 restaurants, including 14 Celina-based restaurants.
- This was a free event for the community to attend, and there were different ticket levels for the event, which included VIP Tickets, Food & Beverage Tickets, Food-Only Tickets, and Beverage-Only Tickets.
- In exchange for waiving the Site Reservation Fee for the Downtown Square, the City was represented as a sponsor.
- Sponsorship included:
 - Logo in Email Campaign (10 Emails to over 38,000 subscribers),
 - Promotion on Eventbrite (100,000-plus views)
 - Promotion on Text Messages (21,000-plus local subscribers)
 - Influencer Announcements
 - Website
 - Logo on Stage Skirting
 - Ticket Pricing Signage
 - Event Signage
 - Logo T-Shirts
 - VIP Tickets and Food & Beverage Tickets.



EVENT DETAILS

Tickets: There were **1,189** total passes distributed, including **844** paid passes for the event and **345** passes given to Sponsors, Influencers, and Media Guests.

Media Exposure:

- The Dallas Morning News
- Dallas Culture Map
- Upcoming Events
- Art & Seek
- Local Wine Events
- Peoples Newspapers
- Celina Record
- Community Impact
- 360 Dallas
- Plano Moms
- Local Profile Issue
- Spingo
- Area 214
- Star Community Newspaper Issue
- Live interview on KLIF-AM.



EVENT DIGITAL MEDIA REACH

- Event promoted on four channels: Downtown Celina and The Square (Facebook), Celina Main Street (Instagram), Life in Celina TX (Facebook), and Life in Celina TX (Instagram)
- **Audience:** 32,961
- **Impressions:** 781,812
- **Engagements:** 21,130 (2.8% engagement rate)
- **Video Views:** 68,787
- **Post Link Clicks:** 813
- Social media posts were tagged by SBG for their social media channels and tagged to Celina restaurants that participated in the event.
- City produced videos highlighting the participating restaurants as an introduction to a new audience in advance of the event. These videos were shared by the SBG Hospitality on their social media channels.



SBG HOSPITALITY DIGITAL MEDIA REACH

- 10 Email Blasts to their local SBG Database of 38,000-plus SBG event attendees. The included mostly Collin County residents.
- Social Media Campaign with Organic and Paid Ads included:
 - 618,972 Impressions and 29,400 Clicks on the Facebook and Instagram.
 - Digital Ads added an additional 41,937 Impressions.
- Dozens of press hits promoting the Texas Tastemakers Festival being hosted in Downtown Celina.
- The Facebook event page had a following over 2,400 people.
- Text Message Database of over 20,000 subscribers (past event attendees – mostly in Collin County).
- Three emails leading up to the event were sent to individuals who had registered for the event.



EDC

100,000 FOOT VIEW: AMPLIFYING CELINA'S CULINARY & CULTURAL APPEAL

- A vibrant, first-of-its-kind experience held in the Historic Downtown Square
- The goal was to unify collaboration between local restaurants, retailers, and City partners
- Created an immersive experience drawing crowds from across North Texas and beyond

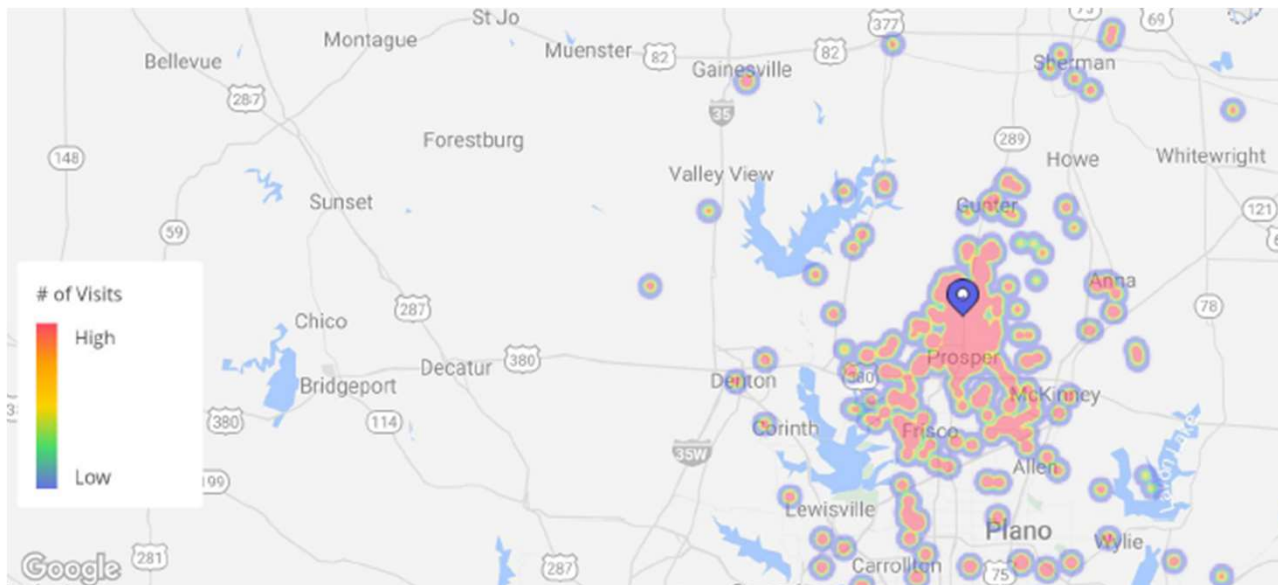


QUANTIFIABLE SPIKE IN FOOT TRAFFIC

- March 22, 2025 (Tastemakers Day) showed a clear increase in visits vs. the previous weekend (March 15)
- Placer.ai data confirms:
 - Significant growth in visitor volume
 - Greater length of stay (10+ minutes filter applied)
- Trade area heatmaps show guests traveled from:
 - Greater DFW Metroplex
 - Austin/Hill Country
 - Tulsa, Oklahoma
- **High volume of first-time visitors to Celina**
- Comparison shows the Tastemakers bump drove downtown engagement



A MAGNETIC PULL FROM ACROSS NORTH TEXAS



- **44% increase** from McKinney zip codes from the weekend before to the weekend of the event
- **110% increase** from Frisco zip codes from the weekend before to the weekend of the event

10

Placer Assist

×

Google

© 2025 Google Terms

Downtown Events

132 N Louisiana Dr, Celina, TX 75009

Daily Insights

Sat, March 22, 2025

Visits

3.93K

Vs. Last Year

+31% (2.99K)

Vs. Prev. Saturday

+11% (3.52K)

Vs. Avg. Saturday

+14% (3.43K)

Weather

Celina, US

65.7°

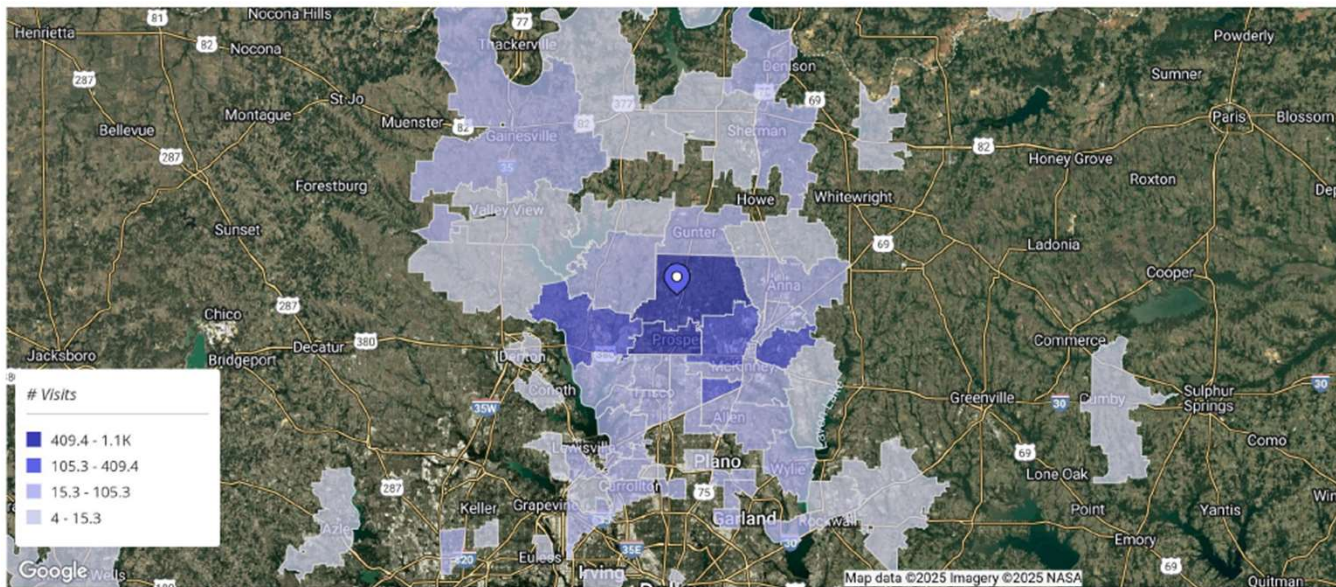
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Sunny

Max Temp: 79.3°, Min Temp: 51.5°, Max Wind: 19.7 mi/h, Total Precipitation: 0 in, Avg Humidity: 62%

A MAGNETIC PULL FROM ACROSS TEXAS



On the day of the event, 68.2% of visits to downtown came from outside of Celina zip codes. On average in 2024, 54% of visits to downtown come from outside Celina zip codes.

DOWNTOWN COMMISSION

DOWNTOWN COMMISSION FEEDBACK



- Downtown Commission hosted a post-event feedback meeting
 - Invited all businesses that participated in event
 - Invited all businesses impacted by the road closures
- Feedback:
 - Participating restaurants could not earn revenue through sales
 - Some Downtown businesses experience a decrease in sales during events, while others experience an increase
 - “Exposure” is not as important as getting customers into businesses
 - The event layout resulted in some booths receiving relatively few attendees (some restaurants only handed out 270 of the required 1,200 samples)
 - Planning and communication by SBG to participating businesses was poor

DOWNTOWN COMMISSION RECOMMENDATION



- The Downtown Commission recommends hosting the Texas Tastemakers event in 2026 with the following changes:
 - Allow restaurants to sell food and drinks
 - Change the layout of restaurant booths, moving them onto the Square
 - Identify realistic expectations for samples (reduce food waste)
 - Appoint someone to represent participating Celina businesses with SBG during the planning process (EDC to be conduit between SBG and participating Celina businesses)
- SBG is interested in hosting the event for the second year of the contract with potential changes
- SBG provided the following additional recommendations
 - Identify a date that does not interfere with Spring Break
 - Shorten the event to 12:00 – 5:00 PM, instead of 6:00 PM

CITY COUNCIL DIRECTION

Does City Council want to allow Texas Tastemakers to be hosted in the Square in 2026?

- Option A – host Texas Tastemakers in 2026 with recommended changes
- Option B – do not host Texas Tastemakers in 2026
 - Terminate contract



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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 matter 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

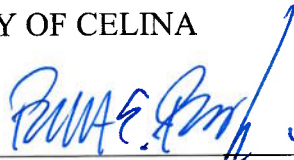
recover past park fees waived. The Company shall not be liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee, or by a person with whom the Company contracts.

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 29 day of January 2025.

CITY OF CELINA

By: 

Name: Robert Ranc

City Manager

SBG HOSPITALITY

By: Lauren Stephan

Name: Lauren Stephan

President



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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
Initiated 1233
by:
Date: June 10, 2025
Re: Fire 48/96 Schedule

Action Requested:

Update regarding Fire 48/96 Schedule. (White)

Background Information:

The Celina Fire Department is preparing to implement a 48/96 work rotation. Chief White will present this transition to the City Council, outlining its anticipated benefits and providing a comprehensive explanation of the new shift structure.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

N/A

Celina Fire Department 48/96 Schedule

Fire Department
June 10, 2025



CELINA FIRE DEPARTMENT 48/96 SCHEDULE

- The fire department has decided to change our work schedule from a 24/48 to a 48/96.
- Currently, our front-line employees work 24 hours (1 day), then have 48 hours (2 days) off. We will be switching to a new schedule where they will work 48 hours (2 days) then have 96 hours (4 days) off.
- The 48/96 schedule is a common and very popular shift throughout the fire service. Many fire departments in Texas are moving to this schedule.
- This new schedule does not increase or decrease overall work hours. Members will still work an average of 56/hours per week.

WHY THE CHANGE?

- The fire department personnel asked the Fire Chief to consider this change shortly after his arrival in October 2024.
- The Fire Chief was open to the change, because this was a shift schedule that he had worked on and managed in his past experience.
- The Fire Chief required the fire department personnel to conduct a vote to determine their support for the change. 88% of personnel wanted to make the change.

BENEFITS OF 48/96

- Cost neutral \$
- Improved work-life balance.
 - More uninterrupted time off to recover from a busy shift.
 - More uninterrupted time off to spend with family.
 - More time to pursue other activities outside of work.
 - More weekends off (18-26) to be present for family activities.
 - 50% reduction in commuting to work (from 10 to 5 per month). Saves on fuel, wear & tear and time spent in the vehicle.
- Improved morale
- Recruiting/Retaining employees

CONS OF 48/96

- 2 days away from family.
- More demand and fatigue as call volume increases (48/hr shift).

PLAN

- The Fire Chief has been working with finance and human resources to implement a model that will work best for CFD.
- We are planning to begin the new 48/96 schedule on August 11, 2025
- The department will re-evaluate in 1 year.



QUESTIONS?



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Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Bradley Kearney, Strategic Services Director
CC: Robert Ranc, City Manager
Initiated by: Brad Kearney
Date: June 10, 2025
Re: Boards and Commissions Policy Discussion

Action Requested:

Discussion of Boards and Commissions Policy. (Kearney)

Background Information:

Councilmembers Ferguson and Wigginton requested to place an item on the agenda to discuss the Boards and Commissions Policy.

Specifically, they requested to discuss Section 2.3.2. City Council Initial Application Review, which states:

2.3.2. City Council Initial Application Review – The City Secretary will provide the City Council the application information for all eligible applicants. The City Council will appoint an application review committee comprised of councilmembers to perform an initial review of applications and determine which applicants will be interviewed for appointment or re-appointment to vacant positions on Boards and Commissions. In odd number years, councilmembers serving in Council Places 1, 3, and 5 will be appointed to the application review committee. In even number years, councilmembers serving in Council Places 2, 4, and 6 will be appointed to the application review committee.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Boards and Commissions Policy

Financial Consideration:

N/A

Staff Recommendation:

N/A

BOARDS AND COMMISSIONS POLICY

City Council Meeting
June 10, 2025



BACKGROUND

- This item was requested by Councilmembers Ferguson and Wigginton
- Requested to discuss Section 2.3.2. City Council Initial Application Review

2.3.2. City Council Initial Application Review – The City Secretary will provide the City Council the application information for all eligible applicants. The City Council will appoint an application review committee comprised of councilmembers to perform an initial review of applications and determine which applicants will be interviewed for appointment or re-appointment to vacant positions on Boards and Commissions. In odd number years, councilmembers serving in Council Places 1, 3, and 5 will be appointed to the application review committee. In even number years, councilmembers serving in Council Places 2, 4, and 6 will be appointed to the application review committee.



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Boards & Commissions Policy

Approved May 2025

The City of Celina (City) seeks to provide its residents with opportunities to use their skills and expertise to serve the community. An important way that Celina residents can serve the community is by participation as a member of one of the City's boards, commissions, committees, and/or corporations (Boards and Commissions). Boards and Commissions provide residents a unique opportunity to participate in the City's governmental affairs and influence public policy. The Boards and Commissions Policy (Policy) provides details regarding the purpose of the City's various Boards and Commissions, the appointment process to become a member (Member) of one of the City's Boards and Commissions, and the membership expectations for those appointed to serve on one of the City's Boards and Commissions.

1. Boards and Commissions Overview

- 1.1. **Purpose of Boards and Commissions** – The roles and responsibilities of Boards and Commissions vary based on state statute, provisions in the City of Celina's Charter (Charter), and/or provisions in City of Celina's Code of Ordinances (Code of Ordinances). However, all Boards and Commissions are expected to work through the City's professional staff (Staff) to review and provide advice regarding City policies, procedures, and projects in furtherance of the City's Strategic Plan and all other applicable long-range planning policies and documents established by the City Council.
- 1.2. **Standing Boards and Commissions** – The City Council has established the following standing Boards and Commissions: Arts and Culture Board, Board of Adjustment, Community Development Corporation/Parks & Recreation Board (CDC), Downtown Commission, Economic Development Corporation (EDC), Keep Celina Beautiful Board, Library Board, Planning & Zoning Commission (P&Z), and Special Events Advisory Committee (SEAC).
- 1.3. **Temporary/Ad Hoc Boards and Commissions** – The City Council may establish temporary/ad hoc boards and commissions, special purpose committees, etc. as it deems necessary and appropriate. The composition, responsibility, and policies of temporary/ad hoc boards and commissions, special purpose committees, etc. will be determined by City Council as necessary, and members of such boards and commissions are not subject to this Policy.

- 1.4. **Ex-Officio** – The City Manager and/or his/her designee shall be considered a permanent ex-officio member of the Boards and Commissions. The City Manager and/or his/her designee shall not possess voting privileges on Boards and Commissions but may attend executive sessions of Boards and Commissions.
- 1.5. **Governing Policy** – In the event this Policy conflicts with the City Charter, City Code of Ordinances, or by-laws for specific Boards and Commissions approved by City Council, the City Charter, City Code of Ordinances, or approved by-laws will be the governing policy.

2. **Appointment to Boards and Commissions**

2.1. **Eligibility**

- 2.1.1. **Residency Requirements** – With the exception of the Downtown Commission, Members shall be a resident of the City of Celina for at least one (1) year prior to appointment. In addition to City residents, membership on the Downtown Commission is also open to individuals with a vested interest in the well-being of the City's downtown, such as downtown property owners, downtown business owners, downtown business operators, downtown business managers, etc.
- 2.1.2. **Registered Voter** – Applicants to or members of Boards and Commissions shall be registered voters who have participated in the most recent municipal elections.
- 2.1.3. **Service Limitations** – Members cannot serve concurrently on more than one Board or Commission. Exceptions include temporary and/or special purpose committees, ad hoc committees, etc. Additionally, former employees of the City of Celina must wait one (1) year from the date of the end of their employment with the City and be classified by the City as re-hirable to be eligible to apply for Board and Commission vacancies.
- 2.1.4. **Terms and Term Limits** – Members of Boards and Commissions shall serve three (3) year terms. There is a three (3) term limit for each Board, Commission, or Committee, meaning that members may not serve more than three (3) appointed terms on the same board, commission, or committee. If a member is appointed to fill a partial term due to a vacancy, the partial term does not apply to the three term limit. The City Council retains the authority to re-appoint or remove Members as it deems appropriate.
- 2.1.5. **Member Relationships** – Members serving on the same Board or Commission shall not be related within two degrees of consanguinity or affinity.
- 2.1.6. **Good Standing** – Applicants to or members of Boards and Commissions shall not be in arrears to the City for taxes and/or utility bills.

2.1.7. **Adverse Parties** – Applicants to or members of Boards and Commissions shall not be adverse parties to, nor employees or business associates of, an adverse party with pending litigation or a claim against the City or a City employee.

2.2. **Application for Boards and Commissions**

2.2.1. **Application Requirement** – The City Secretary shall post applications for Boards & Commissions in June of each year. All applications must be received by the deadline established by the City Secretary. Any application received after the established deadline will not be considered for the given year's Board & Commission appointments. Applications shall expire after 12 months, at which time individuals are required to complete new applications for appointment to Boards and Commissions.

2.2.2. **Application Limits** – Applicants may only apply for vacancies on three (3) Boards and Commissions.

2.2.3. **Application for Re-Appointment** – Members currently serving on Boards or Commissions whose terms are expiring must apply for re-appointment to the Board or Commission on which they serve. Individuals may apply for re-appointment to the Board or Commission on which they serve and to fill vacant positions on up to three (3) additional Boards and Commissions concurrently.

2.3. **Appointment Process**

2.3.1. **City Secretary Initial Application Review** – The City Secretary will conduct an initial review of applications to determine if all applications meet the eligibility criteria defined in this policy. The City Secretary will notify any ineligible applicants regarding the reason for their ineligibility.

2.3.2. **City Council Initial Application Review** – The City Secretary will provide the City Council the application information for all eligible applicants. The City Council will appoint an application review committee comprised of councilmembers to perform an initial review of applications and determine which applicants will be interviewed for appointment or re-appointment to vacant positions on Boards and Commissions. In odd number years, councilmembers serving in Council Places 1, 3, and 5 will be appointed to the application review committee. In even number years, councilmembers serving in Council Places 2, 4, and 6 will be appointed to the application review committee.

2.3.3. **City Council Interviews** – The City Council will conduct interviews for selected applicants regarding their qualifications, interest, etc. for serving on Boards and Commissions. The City Secretary will notify selected applicants of the time and location of City Council interviews. The City Secretary shall provide two (2) dates for interviews at least one week apart to accommodate applicants' schedules.

2.3.4. **City Council Appointment** – The City Council will appoint selected applicants to vacant Board and Commission positions by resolution in an appropriately posted public meeting.

2.4. Board and Commission Member Expectations

2.4.1. **Training** - Members shall complete the State of Texas Open Meetings Act (TOMA) training within 90 days of appointment or re-appointment. Members shall notify the City Secretary when the required TOMA training is complete. Members shall complete any other training as deemed necessary by the City Council, the City Manager, or his/her designee. Additionally, Members are encouraged to participate in the City's Citizen Government Academy (CGA).

2.4.2. **Appointment of Chairperson and Vice Chairperson** – At the first meeting following the appointment or re-appointment of Members by the City Council, each Board and Commission shall appoint a chairperson and vice chairperson by a vote of the Board or Commission. The chairperson shall preside at and conduct all meetings of the Board or Commission, and the chairperson will be the primary point of contact for Staff when working with respective Boards and Commissions. The vice chairperson will serve in place of the chairperson if/when the chairperson is absent. The chairperson shall appoint an acting chairperson in the event both the chairperson and vice chairperson are absent from a meeting concurrently.

2.4.3. **Staff Liaison** – The City Manager shall appoint a Staff liaison for each Board and Commission. The Staff liaison shall be the primary Staff point of contact for each respective Board and Commission. The Staff liaison shall be responsible for the coordination of meeting schedules, meeting set-up, meeting minutes, and posting of meetings and agendas in compliance with applicable rules, regulations, or statutes. The Staff liaison and/or other applicable Staff serve as advisors to Boards and Commissions and may provide research, analysis, presentations, etc. in support of items being considered by Boards and Commissions; however, Members may not assign work to the Staff liaison or other Staff.

2.4.4. **Attendance** – Members shall attend a minimum of 75 percent of regularly scheduled meetings, calculated from the most recent 12-month period. Members who are absent from more than 75 percent of regularly scheduled meetings, calculated from the most recent 12-month period, will be automatically considered resigned from their respective Board or Commission.

2.4.4.1. **Automatic Resignation Process** – The Staff liaison shall keep a record of attendance for each Board and Commission. The Staff liaison shall provide the City Secretary updated attendance records for each Board and Commission following

regularly scheduled meetings. The City Secretary shall notify a Member if their absence from the next regularly scheduled Board or Commission meeting will result in their automatic resignation. The City Secretary shall provide the chairperson, vice chairperson, Staff liaison of the Member's Board or Commission, and City Manager a copy of the notice. If a Member's absence results in their automatic resignation, the City Secretary shall notify the Member, the chairperson and vice chairperson of the Member's Board or Commission, the Board or Commission's Staff liaison, and the City Manager of their automatic resignation. Upon notice of a Member's automatic resignation, the City Manager shall notify the City Council and provide for the City Council's acceptance of the Member's resignation and consideration of a replacement appointment at the next available City Council meeting.

2.4.5. Meeting Management – Board and Commission meetings shall abide by all applicable state and local rules, regulations, and/or statutes.

2.4.6. Meeting Decorum – Members shall exhibit respect for their fellow Members, Staff, and members of the public who may attend meetings of the Board or Commission.

2.4.7. Representatives of City – Members serve as representatives of the City of Celina. Accordingly, Members are expected to publicly support the City's Strategic Plan and long-range planning policies and documents as established by the City Council.

2.4.8. Removal – Members serve at the will of the City Council. The City Council may remove any Member, for any reason or no reason, at its discretion.

2.5. Midyear Vacancies – Midyear vacancies may occur due to voluntary resignation, automatic resignation, removal, or other reasons. City Council will appoint eligible individuals to fill vacancies. Appointees for vacant positions will complete the term of individual that they are replacing.

2.5.1. Prior to April 1 – Midyear vacancies that occur prior to April 1 of each year will be filled through a midyear vacancy process. The City Secretary will contact eligible prior applicants from the most recent Board and Commission selection process for the Board on which there is a vacancy to determine if they are interested and available in the vacant position. The City Secretary will send the relevant applications to the most recent City Council application review committee for review. The City Council application review committee will recommend applicants for interviews with City Council. The City Secretary shall provide applicants with two (2) dates for interviews at least one week apart to accommodate applicants' schedules. The City Secretary will notify selected applicants of the time and location of City Council interviews. The City Council will appoint selected applicants to

vacant Board and Commission positions by resolution in an appropriately posted public meeting.

2.5.2. **April 1 and Later** – Midyear vacancies that occur on or after April 1 of each year will be filled through the annual application process, which begins in June.



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 13, 2025
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 5:00 PM.

Members Present:

Mayor Ryan Tubbs
Mayor Pro Tem Andy Hopkins
Deputy Mayor Pro Tem Mindy Koehne
Council Member Philip Ferguson
Council Member Eddie Cawlfeld
Council Member Wendie Wigginton
Council Member Brandon Grumbles

Members Absent:

None

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Pastor Luke Thigpen led the Invocation.

III. EXECUTIVE SESSION:

Closed to Public as Provided in the Texas Government Code.

The City Council convened into Executive Session at 5:02 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- B. Discussion regarding Shea Scott v. City of Celina - Cause No. DC-20-18195
- D. Discussion regarding the eminent domain proceedings of 1510 Vest Lane
- E. Discussion regarding demand letter received April 25, 2025
- F. Discussion regarding proposed Collin County Emergency Services District
- G. Update and briefing regarding personnel investigation
- I. Discussion regarding 519 S Colorado
- J. Discussion regarding Civil Action No. 4:24-cv-372

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

- K. Discussion regarding an economic development agreement located on the northeast corner of Louisiana Drive and J Fred Smith Parkway
- L. Discussion regarding Chapter 380 Agreement with First Texas Homes

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

- M. Discussion regarding Metallic condemnation

The City Council closed Executive Session and reconvened into Open Session at 6:42 PM.

Moved to Item IV. A.

IV. CANVASS OF ELECTION RESULTS:

- A. Consider and act upon a Resolution of the City Council of the City of Celina, Texas canvassing the results of the General Election held on May 3, 2025. (Rubio)
Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Cawlfeld, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2025-34R. The motion carried 6-0.

RESOLUTION NO. 2025-34R

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS CANVASSING THE RESULTS OF THE GENERAL ELECTION HELD ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING CITY COUNCIL MEMBERS FOR PLACE NOS. 1 AND 6; AND PROVIDING AN EFFECTIVE DATE

- B. Consider and act upon an Ordinance of the City Council of the City of Celina, Texas canvassing the results of the Special Election held on May 3, 2025; and adopting the amendments to the City of Celina Charter. (Rubio)
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. 2025-22. The motion carried 6-0.

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS CANVASSING THE RESULTS OF THE SPECIAL ELECTION HELD ON MAY 3, 2025; AND ADOPTING THE AMENDMENTS TO THE CITY OF CELINA CHARTER; PROVIDING FOR AN ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- V. **PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:** (to begin at 6:00 PM)
- A. Administration of the Oath-of-Office and presentation of the Certificate-of-Election to the newly elected Councilmembers for Place No. 1 and Place No. 6. (Rubio)
 - B. Celina High School Swimmer Reagan Hix Proclamation. (Tubbs)
 - C. Celina High School Robotics Team Proclamation. (Tubbs)
 - D. Celina High School Girls Soccer Team Proclamation. (Tubbs)
 - E. The Celina Masonic Lodge scholarships and Community Builders Award.
 - F. National Police Week Proclamation (May 11-17, 2025). (Tubbs)
 - G. Mental Health Awareness Month Proclamation (May). (Tubbs)
 - H. Emergency Medical Services Week Proclamation (May 18-24, 2025). (Tubbs)
 - I. Economic Development Week Proclamation (May 12-16, 2025). (Tubbs)
 - J. National Public Works Week Proclamation (May 18-24, 2025). (Tubbs)
 - K. Building Safety Month Proclamation (May). (Tubbs)
 - L. Oncor Presentation. (Burnett)

Mayor Tubbs recessed the meeting at 7:37 PM.

Mayor Pro Tem Hopkins reconvened the meeting at 7:48 PM.

VI. **WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**

- A. Discussion regarding the Gateway Monumentation status update (McAfee)
 - B. Discussion on Downtown Center Incubator. (Brawner, Satarino)
- Items were presented and discussed.

VII. **OPEN FORUM:**

Mayor Tubbs called on those who signed up to speak:

- 1) Gary Blanscet spoke regarding traffic concerns.
- 2) Blas Bramanian Saravanan spoke regarding County Roads 51 and 53 road conditions.

VIII. **CONSENT AGENDA:**

Mayor Tubbs removed item B from the Consent Agenda for individual consideration.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Consent Agenda items A, C-W. The motion carried 7-0.

- A. Minutes Approval:
 - 1. City Council- Regular Meeting- April 8, 2025, 5:00 p.m.
- B. Consider and act to authorize a cost share agreement with LG Celina LF Way, LLC for the construction of Eastbound of Doe Branch Boulevard between Dallas North Tollway and County Road 50 in the amount not to exceed \$996,715.14. (Glasgow)

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve a cost share agreement with LG Celina LF Way, LLC as presented. The motion carried 7-0.

- C. Consider and act to authorize a Master Service Agreement for appraisal and Right-of-Way acquisition services to Stateside Right of Way and Specialty Land Solutions. (Berry)
- D. Consider and act to purchase Ammunition for the Police Department from Precision Delta Corporation & GT Distributors through a cooperative contract with BuyBoard 698-23 for an amount not to exceed \$90,000.00. (Berry)
- E. Consider and act to award bid 2025-044 for the repair and installation of an eighteen-inch waterline on Preston Road to Dickerson Construction Company Inc. at the unit prices listed in the amount of \$100,500.00 plus ten percent contingency in the amount of \$10,050.00 for the total amount not to exceed \$110,550.00. (Figueroa)
- F. Consider and act to authorize an amendment to a work authorization for professional review services of hydraulic and hydrologic studies by Freese and Nichols, Inc. in an amount not to exceed \$75,000.00. (Glasgow)
- G. Consider and act to approve a work authorization for professional services to update the hydraulic and hydrologic study of the Little Elm Tributary by Freese and Nichols, Inc. for an amount not to exceed \$100,000.00. (Glasgow)
- H. Consider and act to authorize an agreement with North Parkway Municipal Management District No. 1 for the occupation and usage of the City right-of-way adjacent to the property for the installation of aesthetic improvements. (Glasgow)
- I. Consider and act to approve a work authorization for engineering services for the design of North Preston Lakes Drainage Improvements to Westwood Professional Services, Inc., in an amount not to exceed \$339,890.00. (Glasgow)
- J. Consider and act upon a Resolution to fill a vacant term on the Downtown Commission. (Kearney)

RESOLUTION NO. 2025-35R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPOINTING AUDREA WEIMER TO THE DOWNTOWN COMMISSION TO FILL A VACANT TERM ENDING SEPTEMBER 2027.

- K. Consider and act to renew the agreement with EC America, Inc., for construction management software through a cooperative contract with the General Services Administration in an amount not to exceed \$157,822.27. (Alexander)
- L. Consider and act to approve a work authorization with B-Weiss Entertainment Group, LLC. for event infrastructure at Splash & Blast in an amount not to exceed \$174,792.50 (Monaco)

- M. Consider and act to authorize manhole rehabilitation services with Insituform Technologies, LLC through a cooperative contract with Buyboard (contract # 730-24) in an amount not to exceed \$119,583.00. (Figueroa)
- N. Consider and act to authorize the purchase of a 2025 Chevrolet Tahoe vehicle for the Fire Department from Lake Country Chevrolet through a cooperative contract for an amount not to exceed \$57,886.25. (White)
- O. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary right-of-way and easements for future Carey Road improvements from Legacy Drive to approximately one thousand four hundred feet (1400') to the west. (Glasgow)

RESOLUTION NO. 2025-36R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF RIGHT OF WAY AND EASEMENTS FOR THE CAREY ROAD IMPROVEMENTS PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE

- P. Consider and act upon 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. 2025-23

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.

- Q. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary easements for the future Rasor Sewer Interceptor. (Glasgow)

RESOLUTION NO. 2025-37R

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 RASOR SEWER INTERCEPTOR PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE

- R. Consider and act upon a Resolution adopting the Downtown Patio Enhancement Policy. (Satarino)

RESOLUTION NO. 2025-38R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ADOPTING AND APPROVING A DOWNTOWN PATIO ENHANCEMENT POLICY, AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

- S. Consider and act upon a Resolution authorizing the submission of a grant application to the Motor Vehicle Crime Prevention Authority (MVCPA) Grant Program. (Cullison)

RESOLUTION NO. 2025-39R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY (MVCPA) GRANT PROGRAM; COMMITTING TO COMPLIANCE WITH STATE LAW IN THE MANAGEMENT OF GRANT FUNDS AND THE RETURN OF FUNDS IN THE EVENT OF LOSS OR MISUSE; DESIGNATING THE AUTHORIZED OFFICIAL, PROGRAM DIRECTOR, AND FINANCIAL OFFICER; AND PROVIDING AN EFFECTIVE DATE.

- T. Review and acceptance of the Quarterly Investment Report for the period ended March 31, 2025. (Bromiley)
- U. Consider and act upon a Resolution to appoint a Board Member to the McKinney Urban Transit District (MUTD) Board of Directors. (Kearney)

RESOLUTION NO. 2025-40R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPOINTING BRAD KEARNEY TO THE MCKINNEY URBAN TRANSIT DISTRICT BOARD OF DIRECTORS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

- V. Consider and act upon an Amendment to an Economic Development and Performance Agreement by and between the City of Celina, Celina Economic Development Corporation, and Methodist Hospitals of Dallas. (Satarino)
- W. Consider and act to authorize a professional services agreement for a land use fiscal analysis by Verdunity, Inc. for an amount not to exceed \$140,000. (Ranc)

IX. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider public comment regarding the creation of the Silo Crossing Public Improvement District and act upon a Resolution creating the Silo Crossing Public Improvement District.(Stovall)

Mayor Tubbs opened the public hearing at 8:18 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:18 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-41R. The motion carried 7-0.

RESOLUTION NO. 2025-41R

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE SILO CROSSING PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

- B. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 131 acres; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Silo Crossing (Willard Tract) – C-3 Expedited Annexation). (Mohan)

Mayor Tubbs opened the public hearing at 8:21 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:21 PM.

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-24. The motion carried 7-0.

ORDINANCE NO. 2025-24

SILO CROSSING (WILLARD TRACT)

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 131 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF GA MOORE PARKWAY AND LOUISIANA DRIVE, 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.

- C. Conduct a public hearing to consider and act upon an Ordinance to zone approximately 131 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Willard Tract (Silo Crossing) – PD Zoning). (Mohan)

Mayor Tubbs opened the public hearing at 8:22 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:22 PM.

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-25. The motion carried 7-0.

ORDINANCE NO. 2025-25

WILLARD TRACT (SILO CROSSING)

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 131 ACRES LOCATED IN THE J. JERRON SURVEY, ABSTRACT NO. 377, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF GA MOORE PARKWAY AND LOUISIANA DRIVE; AS DESCRIBED IN EXHIBIT “A” AND DEPICTED IN EXHIBIT “B” AND INCORPORATED HEREIN TO “PD” PLANNED DEVELOPMENT DISTRICT NO. 155 WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R), SINGLEFAMILY RESIDENTIAL, ATTACHED DISTRICT (SF-A), AND COMMERCIAL, OFFICE, & RETAIL DISTRICT (C) 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.

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 40 acres of land; generally located south of County Road 59 and 1,000 feet east of Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – Development Agreement). (Mohan)

Mayor Tubbs opened the public hearing at 8:24 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:24 PM.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve a Development Agreement for Mesa Verde. The motion carried 7-0.

- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 26 acres of land; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms – Development Agreement). (McAfee)

Mayor Tubbs opened the public hearing at 8:43 PM.

1) Randy Grandgeorge spoke in opposition.

Mayor Tubbs closed the public hearing at 8:46 PM.

Upon a motion by Council Member Cawlfeld and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve a Development Agreement for Millen Farms. The motion carried 7-0.

- F. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final The Parks at Wilson Creek Annex Public Improvement District Service and Assessment Plan, including the Phase #1 Assessment Roll; making a finding of special benefit to property within Phase #1 of The Parks at Wilson Creek Annex Public Improvement District Service and Assessment Plan; 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 Phase #1 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

Mayor Tubbs opened the public hearing at 8:49 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:49 PM.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-26. The motion carried 7-0.

ORDINANCE NO. 2025-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN, INCLUDING A PHASE #1 ASSESSMENT ROLL FOR THE PARKS AT WILSON CREEK ANNEX PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #1 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #1 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.**

- G. Consider and act upon a Resolution approving and authorizing the Mayor to execute the PID Reimbursement Agreement The Parks at Wilson Creek Annex Public Improvement District and resolving other related matters. (Stovall)

Mayor Tubbs opened the public hearing at 8:50 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:50 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-42R. The motion carried 7-0.

RESOLUTION NO. 2025-42R

**A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND
AUTHORIZING THE MAYOR TO EXECUTE A “PID REIMBURSEMENT
AGREEMENT - THE PARKS AT WILSON CREEK ANNEX PUBLIC
IMPROVEMENT DISTRICT” BETWEEN THE CITY OF CELINA,
TEXAS, AND THE PARKS AT WILSON CREEK, L.P., A TEXAS LIMITED
PARTNERSHIP**

- H. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Cambridge Crossing Public Improvement District Service and Assessment Plan, including the Phase #4 Assessment Roll – Phase #4 Improvements; making a finding of special benefit to property within Phase #4 of the Cambridge Crossing 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 Phase #4 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)

Mayor Tubbs opened the public hearing at 8:54 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:55 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Deputy Mayor Pro Tem Koehne, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. . The motion carried 7-0.

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND PHASE #4 ASSESSMENT ROLL – PHASE #4 IMPROVEMENTS FOR THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #4 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #4 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.

- I. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Cambridge Crossing Public Improvement District Service and Assessment Plan, including the Phase #4 Assessment Roll – Phase #4 Additional Projects; making a finding of special benefit to property within Phase #4 of the Cambridge Crossing 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 Phase #4 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)

Mayor Tubbs opened the public hearing at 8:58 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:58 PM.

Upon a motion by Council Member Wigginton and a second by Deputy Mayor Pro Tem Koehne, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-28. The motion carried 7-0.

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND PHASE #4 ASSESSMENT ROLL – PHASE #4 ADDITIONAL PROJECTS FOR THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL

BENEFIT TO THE PROPERTY WITHIN PHASE #4 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #4 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.

- J. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Amended and Restated PID Reimbursement Agreement with Cambridge Crossing Public Improvement District and resolving other related matters. (Bromiley)

Mayor Tubbs opened the public hearing at 9:00 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:00 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-43R. The motion carried 7-0.

RESOLUTION NO. 2025-43R

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN “AMENDED AND RESTATED PID REIMBURSEMENT AGREEMENT CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT” BETWEEN THE CITY OF CELINA, TEXAS, AND TOLLWAY/OUTER LOOP, L.P., A TEXAS LIMITED PARTNERSHIP

X. ACTION ITEM:

- A. Consider and act to elect a Mayor Pro Tem and Deputy Mayor Pro Tem. (Rubio)

Upon a motion by Council Member Ferguson and a second by Council Member Wigginton, the Council voted three (3) for and four (4) opposed to elect Council Member Wigginton as Mayor Pro Tem, and Council Member Grumbles as Deputy Mayor Pro Tem. The motion carried 3-4. Mayor Pro Tem Hopkins, Deputy Mayor Pro Tem Koehne, Council Member Cawlfeld, and Council Member Grumbles opposed. Motion failed.

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Mayor Tubbs, the Council voted five (5) for and two (2) opposed to elect Council Member Cawlfeld as Mayor Pro Tem, and Council Member Grumbles as Deputy Mayor Pro Tem. The motion carried 5-2. Council Member Ferguson and Council Member Cawlfeld opposed.

- B. Consider and act upon a Resolution amending the Boards and Commissions Policy. (Kearney)

Upon a motion by Mayor Tubbs and a second by Mayor Pro Tem Cawlfeld, the Council voted seven (7) for and none (0) opposed to strike section 2.1.4.1 from the policy, and adopt Resolution No. 2025-44R amending the Board and Commission Policy. The motion carried 7-0.

RESOLUTION NO. 2025-44R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING AND ADOPTING AN UPDATED BOARDS AND COMMISSIONS POLICY; REPEALING THE PRIOR BOARDS AND COMMISSIONS POLICY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

- C. Discussion and consideration of all matters incident and related to the issuance and sale of “City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2025”, including the adoption of an Ordinance authorizing the issuance of such certificates of obligation, establishing parameters for the sale of such certificates of obligation and delegating certain matters to an authorized official of the City. (Stovall)

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Cawlfeld, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-29. The motion carried 7-0.

ORDINANCE NO. 2025-29

AN ORDINANCE AUTHORIZING THE ISSUANCE OF “CITY OF CELINA, TEXAS, TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025”; SPECIFYING THE TERMS AND FEATURES OF SAID CERTIFICATES; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES OF OBLIGATION BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND A

LIMITED PLEDGE OF THE NET REVENUES DERIVED FROM THE OPERATION OF THE CITY'S COMBINED WATERWORKS AND SEWER SYSTEM; PROVIDING THE TERMS AND CONDITIONS OF SUCH CERTIFICATES OF OBLIGATION AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY AND DELIVERY OF SAID CERTIFICATES OF OBLIGATION; DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SUCH CERTIFICATES TO AN AUTHORIZED CITY OFFICIAL; AND PROVIDING AN EFFECTIVE DATE.

- D. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Celina, Texas General Obligation Refunding Bonds, Series 2025," including the adoption of an Ordinance authorizing the issuance of such bonds, establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the City. (Stovall)

Council Member Koehne excused herself at 9:16 PM.

Upon a motion by Council Member Hopkins and a second by Council Member Ferguson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-30. The motion carried 6-0.

ORDINANCE NO. 2025-30

AN ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF CELINA, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2025"; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SAID BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT AND DELIVERY OF SAID BONDS; ESTABLISHING PROCEDURES FOR THE SALE AND DELIVERY OF SAID BONDS; AND DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SAID BONDS TO AN AUTHORIZED CITY OFFICIAL.

- E. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Phase #2 of The Parks at Wilson Creek Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #2 Assessment Roll – Phase #2 Improvements; directing the filing of the proposed assessment roll with the City Secretary or Assistant City Secretary; and providing for noticing and calling a public hearing on June 10, 2025, to consider an Ordinance levying

assessments on property located within Phase #2 of The Parks at Wilson Creek Public Improvement District. (Stovall)

Council Member Koehne returned at 9:19 PM.

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-45R. The motion carried 7-0.

RESOLUTION NO. 2025-45R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 IMPROVEMENTS; DIRECTING THE FILING OF THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 IMPROVEMENTS WITH THE CITY SECRETARY OR ASSISTANT CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING FOR JUNE 10, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #2 OF THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARING; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

- F. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Mustang Lakes (Annex) Public Improvement District; approving an updated preliminary service and assessment plan, including a proposed Phase #2 Assessment Roll – Phase #2 Initial Projects and a proposed Phase #2 Assessment Roll – Phase #2 Additional Major Improvements; directing the filing of the proposed assessment rolls with the City Secretary or Assistant City Secretary; and providing for noticing and calling two public hearings on June 10, 2025 to consider two Ordinances levying assessments on property located within Phase #2 of the Mustang Lakes (Annex) Public Improvement District. (Bromiley)

Upon a motion by Council Member Ferguson and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-46R. The motion carried 7-0.

RESOLUTION NO. 2025-46R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN PHASE #2 AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN THE MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT; APPROVING AN UPDATED PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 INITIAL PROJECTS AND THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 ADDITIONAL MAJOR IMPROVEMENTS; DIRECTING THE FILING OF THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 INITIAL PROJECTS AND THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 ADDITIONAL MAJOR IMPROVEMENTS WITH THE CITY SECRETARY OR ASSISTANT CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING TWO PUBLIC HEARINGS FOR JUNE 10, 2025 TO CONSIDER TWO ORDINANCES LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #2 OF THE MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARINGS; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

- G. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with Local Dive Collective, LLC; for an amount not to exceed \$50,000. (Satarino)

Upon a motion by Council Member Hopkins and a second by Council Member Koehne, the Council voted six (6) for and one (1) opposed to approve a Chapter 380 Economic Development and Performance Agreement with Local Dive Collective, LLC. The motion carried 6-1. Council Member Ferguson opposed.

- H. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with Celina Pop, LLC; for an amount not to exceed \$75,000. (Satarino)

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve a

Chapter 380 Economic Development and Performance Agreement with Celina Pop, LLC. The motion carried 7-0.

- I. Consider and act upon a Resolution establishing the Local Business Support Program; and appointing representatives to serve on the Local Business Support Program Ad Hoc Steering Committee. (Satarino)

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Cawfield, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-47R establishing the program and nominating Council Member Hopkins and Deputy Mayor Pro Tem Grumbles on behalf of Council. The motion carried 7-0.

RESOLUTION NO. 2025-47R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ADOPTING THE LOCAL BUSINESS SUPPORT PROGRAM AND ESTABLISHING AN AD HOC COMMITTEE TO SUPPORT ITS DEVELOPMENT AND IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

- J. Consider and act to authorize the purchase of a collection of new books for the Downtown Center from Brodart Co., through a cooperative contract with the State of Texas in an amount not to exceed \$897,966.00. (Ortiz)

Upon a motion by Council Member Wigginton and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve the purchase of a collection of new books for the Downtown Center from Broadart Co. The motion carried 7-0.

- K. Consider and act to award bid 2025-042 for the 2025 Annual Street Maintenance (ASM) project to GRod Construction LLC, at the unit prices listed in the amount of \$4,441,933.00 plus fifteen percent contingency in the amount of \$666,289.95 for a total amount not to exceed \$5,108,222.95. (Figueroa)

Council Member Hopkins excused himself at 9:49 PM.

Upon a motion by Council Member Koehne and a second by Mayor Tubbs, the Council voted six (6) for and none (0) opposed to approve awarding bid 2025-042 for the 2025 Annual Street Maintenance Project to GRod Construction, LLC. The motion carried 6-0.

III. EXECUTIVE SESSION:

Closed to Public as Provided in the Texas Government Code.

Mayor Tubbs reconvened the Executive Session at 9:51 PM.

Council Member Hopkins returned to the meeting at 9:51 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a Development Agreement for Southwest Erosion Control
- C. Discussion of a possible Development Agreement for a tract of land generally located south of Collin County Outer Loop and east of Choate Parkway
- H. Discussion regarding potential development at 17363 FW 428

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

- N. Discussion regarding development of Legacy North Tract
- O. Discussion regarding acquisition of real property for Downtown Recreation Center and drainage facility

Mayor Tubbs reconvened the meeting at 10:19 PM.

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

- P. Consider and act on a Resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire a 0.3222 acre tract for construction of public improvements for choate parkway from Roseland Parkway to Custer Road (FM 2478), including but not limited to, construction and maintenance of roadway, grading, such appurtenant facilities as may be necessary, and other public uses, on property generally described as being located in the Coleman Watson survey, abstract a0945, Collin cad property ID #2123638, Collin County, Texas, such property generally located on the southwest corner of Choate Parkway And FM 2478, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of roadway, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the

city for the acquisition of the property if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

Council Member Wigginton moved and Council Member Hopkins seconded that the City Council of the City of Celina adopt Resolution No. 2025-32R and authorize the use of the power of eminent domain to acquire a 0.3222 acre tract of land located in the Coleman Watson Survey, Abstract A0945, Collin CAD Property ID #2123638, Collin County, Texas, such property is generally on the southwest corner of Choate Parkway and FM 2478 (as more fully described in Exhibit “A” of the proposed resolution for this item) for a public purpose and use to install and maintain roadway, including but not limited to, the municipal purpose of installation and maintenance of roadway, grading, with such appurtenant facilities as may be necessary, and other public uses, with this motion and the first record vote applying to the unit of property to be condemned. The results of the Roll Call Vote on Resolution No. 2025-32R were: Council Member Ferguson, Mayor Pro Tem Cawfield, Council Member Hopkins, Council Member Wigginton, Council Member Koehne, Mayor Pro Tem Grumbles, and Mayor Tubbs voted in favor, and none opposed. Motion to approve Resolution No. 2025-32R passed 7 to 0.

RESOLUTION NO. 2025-32R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS FINDING THAT A PUBLIC NECESSITY EXISTS AND AUTHORIZING CONDEMNATION TO ACQUIRE A 0.3222 ACRE TRACT FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR CHOATE PARKWAY FROM ROSELAND PARKWAY TO CUSTER ROAD (FM 2478), INCLUDING BUT NOT LIMITED TO, CONSTRUCTION AND MAINTENANCE OF ROADWAY, GRADING, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES, ON PROPERTY GENERALLY DESCRIBED AS BEING LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT A0945, COLLIN CAD PROPERTY ID #2123638, COLLIN COUNTY, TEXAS, SUCH PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF CHOATE PARKWAY AND FM 2478, AND BEING MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR CONSTRUCTION AND MAINTENANCE OF ROADWAY, GRADING, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES; AUTHORIZING THE CITY MANAGER TO OBTAIN THE NECESSARY APPRAISAL REPORTS AND MAKE BONA

FIDE OFFERS OF JUST COMPENSATION FOR THE PROPERTY; RATIFYING PRIOR DOCUMENTS MADE FOR ACQUISITION OF THE PROPERTY; AUTHORIZING LEGAL COUNSEL TO INSTITUTE EMINENT DOMAIN PROCEEDINGS ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE PROPERTY IF NEGOTIATIONS ARE UNSUCCESSFUL; APPROPRIATING FUNDS FROM A LAWFUL SOURCE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

- Q. Consider and act upon a Resolution authorizing the execution by the City Manager of a real estate sales contract to purchase property and conveyance documents necessary to effectuate the acquisition of real property for a future recreation center, downtown drainage facilities, and other municipal uses.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Cawlfeld, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-33R. The motion carried 7-0.

RESOLUTION NO. 2025-33R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF REAL PROPERTY FOR A FUTURE RECREATION CENTER AND DOWNTWON DRAINAGE FACILITY; AND PROVIDING FOR AN EFFECTIVE DATE

XI. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 10:22 PM.

Ryan Tubbs, Mayor

Jeovanna Rubio, Assistant City Secretary

Date



Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Karla Stovall, Assistant City Manager
Initiated Dawn Berry
by:
Date: June 10, 2025
Re: Employment Search and Recruitment Services, 2024-113

Action Requested:

Consider and act to award RFP 2024-113 for Employment Search and Recruitment Services to various vendors in an amount not to exceed the budgeted annual amount. (Berry)

Background Information:

The City accepted qualifications from consultants to perform employment search services for the recruitment of various positions on an as-needed basis. The awarded consultants, when needed, will provide recruitment services that include a recruitment timeline, position description, identification of potential candidates, screening interviews, reference verification, offer and acceptance coordination, and a placement guarantee. The services will be available for a period of five years.

The invitation was advertised in the local paper and posted on the City's eProcurement system, which notified 142 vendors. Two no-bids and seven responses were received. Purchasing conducted an initial evaluation to ensure all submittals met the minimum qualifications. All vendors advanced to the second round of the evaluation process. The evaluation committee reviewed and recommended the top four firms.

1. CPS HR Consulting
2. Mosaic Public Partners
3. Raftellis Financial Consultants
4. Affion Public

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. ScoringDetail Round 2 & 3 Combined

Financial Consideration:

There are no funding requirements at this time. Any future work agreements will be presented to Council if the expense exceeds \$50,000.00. 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.

EMPLOYMENT SEARCH AND RECRUITMENT SERVICES BID 2024-110

Dawn Berry
Purchasing Director



BACKGROUND/TIMELINE

- Solicitation was issued for services to assist in the recruitment of key positions (City Manager, a Director, Chief or other key positions)
- Authorizations to work will be issued on an as needed basis.
- Two-year contract with three one-year renewal options.



QUESTIONS?

Supplier Scoring Summary

2024-113 Addendum 2 - Employment Search & Recruitment Services

Supplier	Rank		Round 2 - Score		Round 2 - Project Evaluation		Project 1	Project 2	Project 3	Project 4	Project 5	Experience of the Firm	Methodology and Approach	Sample Timeline	Software	Round 3 - Cost		Final Score (Round 2 + 3)	
Possible Points	75						5.00	5.00	5.00	5.00	5.00	20.00	20.00	5.00	5.00	25.00		100	
CPS HR Consulting	1	69.83					4.67	4.67	4.50	4.67	4.67	19.67	19.00	4.33	3.67	25.00		94.83	
Mosaic Public Partners	2	68.33					4.33	4.33	4.33	4.33	4.00	19.67	19.33	3.00	5.00	25.00		93.33	
Raftelis Financial Consultants	3	59.10					3.83	3.83	3.67	3.33	3.67	16.67	17.33	3.60	3.17	24.55		83.65	
Affion Public	4	49.33					3.33	3.00	3.00	3.00	3.00	17.00	13.67	2.33	1.00	24.11		73.44	
Pearson Partners International	5	48.00					3.33	3.00	3.00	2.67	2.00	14.00	14.33	4.00	1.67	19.57		67.57	
Comcentric Inc	6	46.17					3.00	3.00	3.00	2.67	2.67	12.33	13.33	3.33	2.83	15.25		61.42	
All-N-One Services, LLC	7	26.40					2.07	1.00	0.67	1.00	1.00	8.33	8.33	2.33	1.67	0.00		26.40	

*Cost is based on recruitment services for a Finance Director position



Life Connected.

Library
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Andrea Ortiz, Library Director
CC: Karla Stovall, Assistant City Manager
Initiated by: Andrea Ortiz
Date: June 10, 2025
Re: Integrated Library System Purchase

Action Requested:

Consider and act to authorize the purchase of a new Integrated Library System and database, Symphony Workflows, from SirsiDynix in an amount not to exceed \$71,269.88 for year one and \$215,070.74 for the five-year term. (Ortiz)

Background Information:

The Celina Public Library is seeking to purchase a new Integrated Library System (ILS) from SirsiDynix, specifically Symphony Workflows. This system will be used at the new library and bookmobile, as well as through a mobile app that patrons can download. The delivery time from the purchase contract to installation and migration is approximately December 28, 2025.

Due to the extended time needed to program, customize, create a collection map code for the opening day collection procurement (with a lead time of 14-18 months), and migrate the data of all current patrons and cataloged items, the purchase date would need to occur this fiscal year for the City to be able to process the Opening Day Collection project for the new library and ensure there is enough time for migration, implementation, and staff training. The terms of the agreement stipulate that the City will pay a reduced yearly subscription fee, with a 6.9% annual price increase over the five-year contract period, commencing after the first year. This adjustment is intended to accommodate the rise in library patronage and item records resulting from the growing population and inflation.

The system will be purchased through a sole-source affidavit after the City staff analyzed the Library's service solutions from four vendors, and determined that SirsiDynix was the sole company able to offer full integration with Bibliotheca, our automated material handling system, all third-party software solutions, and Brodart's cataloging and acquisition services. Other

vendors fell short in certain areas, including analytics/reporting, MARC record integration, competitive pricing, intuitive user interfaces, and the need to purchase additional computer hardware to run internal processes vital to library operations. SirsiDynix was the most competitively priced of the top three vendors, while also offering the functionality required for a system of our size.

Legal Review:

Legal has completed their review.

Supporting Documents:

1. Staff Presentation
2. Master Agreement

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 as presented.

Celina Public Library SirsiDynix Integrated Library System Purchase

Library Department
June 10, 2025



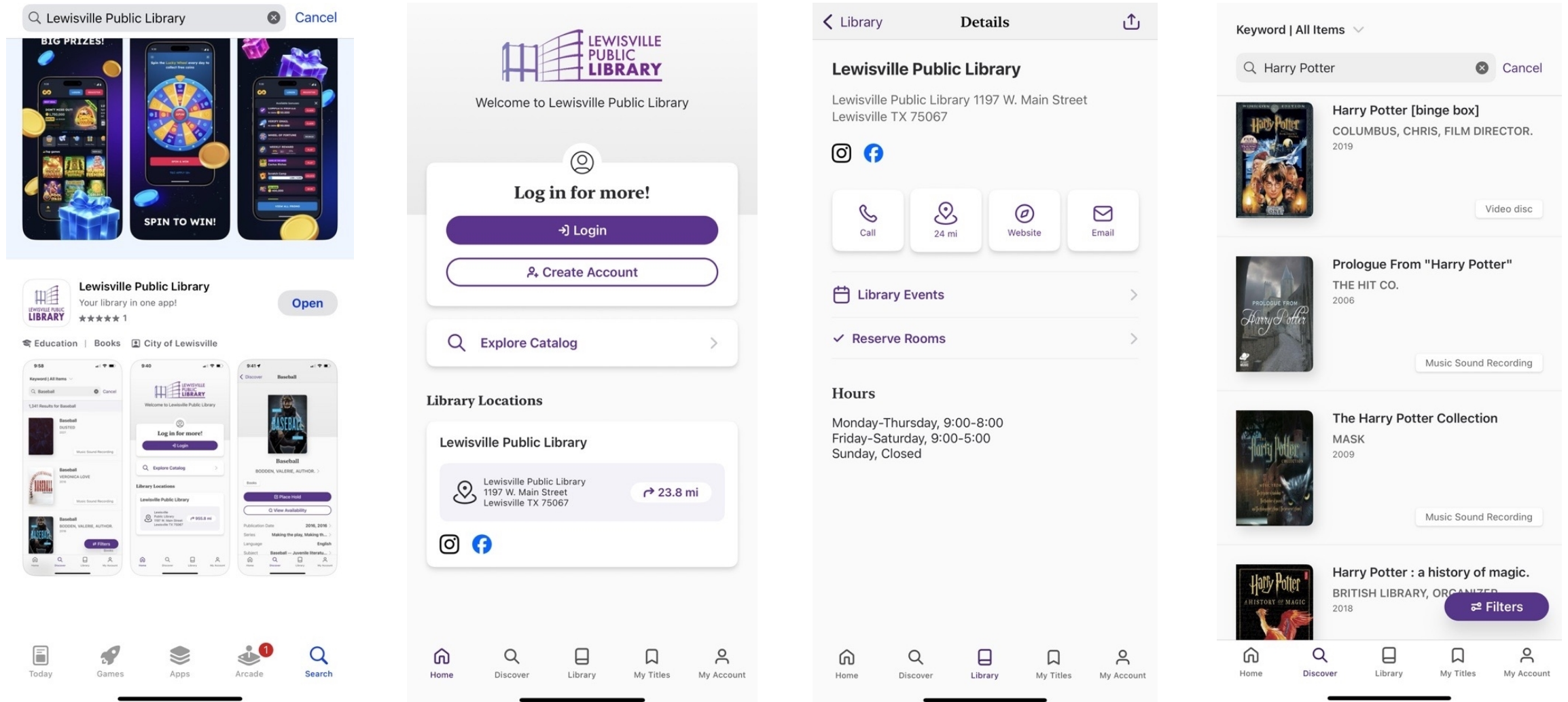
INTEGRATED LIBRARY SYSTEM

- The Celina Public Library is requesting the purchase of a new Integrated Library System (ILS) to operate the circulation and item records for the new library building in the Downtown Center.
- The acquisition of this software will not exceed \$71,269.88 and will be funded from the existing budget.
- Our current ILS, Apollo Biblionix, is designed for small library systems with populations under 25,000 and correspondingly small collections.
- Upgrading our ILS to a system that can handle the patron and collection load of our growing city is vital to the successful implementation of our library services.
- Staff are proposing to utilize SirsiDynix Corporation's software, Symphony Workflows, to handle the volume, security, and integration levels required for the new library.

SIRSIDYNIX CORPORATION

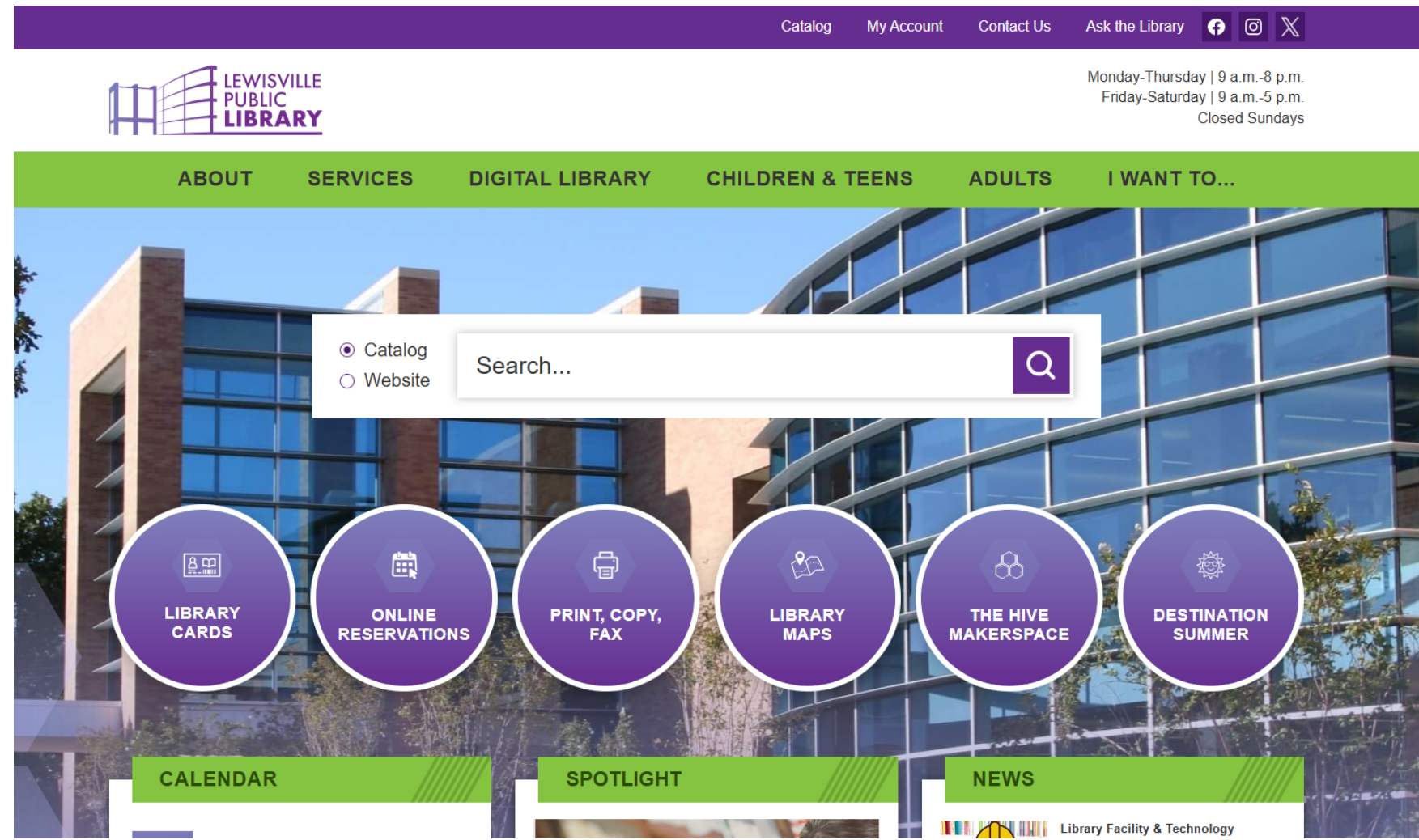
- SirsiDynix is an industry leader in facilitating the operations of mid-size library systems.
- They are currently providing services to Frisco, Plano, Lewisville, Hurst, and many other North Texas libraries.
- They are a competitive company that offers high-level services. They are a sole source provider for ILS services due to their flawless cataloging modules, discovery layer for the website, a mobile app for smartphones, and much more.
- SirsiDynix's Symphony Workflows ILS can fully integrate and authenticate access to our new sorter software, print management software, online payment hosting, computer reservation software, and all other software solutions being utilized in the new library.

FEATURES OF SYMPHONY WORKFLOWS



Mobile App

FEATURES OF SYMPHONY WORKFLOWS



Discovery layer for website

FEATURES OF SYMPHONY WORKFLOWS

Enhanced
Patron
Security

Quick
Record
Editing

Analytics for
digital and
physical
items

The screenshot displays the Symphony Circulation interface for a staff member. The top navigation bar includes links for Staff, Admin, Connections, Developers, and Circulation. The current page is titled "Staff > Circulation > Search > Kavanaugh, Johnny David (Mr.) > Bills".

On the left, a sidebar shows the patron's profile for "Kavanaugh, Johnny David (...)" with a photo, "Patron Type: Adult", "Patron ID: 4010", "Status: BLOCKED", and "Alerts: View". Below this, a "Patron Information" section lists "Central", "Salt Lake City, UT 84106", "555-555-9876", and "johnkav@ens.org". At the bottom, a "Patron Information" summary shows "Check Out: 0", "Items: 4", "Bills: 4" (highlighted), and "Holds: 22".

The main area displays a "Bills" table with the following data:

☒	Reason	Title Item ID	Date	Library	Amount Owed
☒	Overdue m...	Greek mythology 503	Dec 04 2018	Central	\$ 1.10
☒	Overdue m...	Zombies hate stuff 500	Jan 15 2019	Central	\$ 2.60
☒	Overdue m...	Pathways to the gods : the stones of Kiribati 501	Jan 15 2019	Central	\$ 2.60
☒	Overdue m...	Growing up free : raising your child in the 80s 502	Jan 15 2019	Central	\$ 2.60

A "Pay Selected" button is located in the top right corner of the bills section. At the bottom right, the "Bill Total" is \$ 8.90.

Intuitive Interface for Staff

BENEFITS OF PURCHASE

- Full integration with all third-party software solutions: room reservations, computer reservations, payment online and at the self-check kiosk, online library card applications, and more.
- Ensures item record accuracy by uploading the complete MARC record from the Library of Congress.
- Allows robust reports and analytics of physical and digital items.
- Increases patron record security by allowing the use of photos to be added to records and driver's licenses to be scanned at checkout in lieu of using a library card.
- Robust functionality that allows the library to grow and change with new patron trends and legislation.

RECOMMENDATION

- Staff recommends approval of this agenda item as presented.

ANY QUESTIONS?

MASTER AGREEMENT

Celina Public Library and SirsiDynix

1. DEFINITIONS. All capitalized terms used in this Agreement have the meanings described on the attached Exhibit A.

2. INTRODUCTION AND SCOPE.

2.1 Parties and Purpose. This Agreement is entered into between SirsiDynix and Celina Public Library ("Customer"), effective on the Effective Date to establish the general terms and conditions under which SirsiDynix will provide Products and Services to Customer.

2.2 Additional Terms and Conditions. Additional terms and conditions applicable to the purchase of specific Products and Services may be included in Quotes. No pre-printed or standard terms included in any purchase order or other transactional document provided by Customer will have any effect unless specifically accepted in writing by an authorized SirsiDynix representative, and SirsiDynix hereby rejects such terms.

2.3 Third-Party EULAs. Customer's use of any Third-Party Products may be subject to EULAs required by the owners of such Products. Customer will comply with all such EULAs and will sign them if requested by SirsiDynix.

2.4 Order of Precedence. To the extent any terms or conditions of this Agreement conflict with the terms or conditions of a Quote, the terms and conditions of this Agreement will control, except where the Quote expressly states an intent to supersede a specified provision of this Agreement. To the extent any terms and conditions of this Agreement conflict with the terms and conditions of any EULA, the terms and conditions of the EULA will control.

3. LICENSE GRANTS, SUBSCRIPTION RIGHTS, AND OWNERSHIP.

3.1 Customer-Hosted Software License.

3.1.1 If Customer purchases a Customer-Hosted Software Subscription, then, subject to Customer's timely payment of the applicable Software Subscription fees, SirsiDynix hereby grants to Customer a limited, non-exclusive, non-transferable, and non-sublicensable license, only during the term of the Subscription, to install, run, and use the Software in the Operating Environment, solely for Customer's Internal Business Purposes. Customer will not make copies of any Software, except for a reasonable number of machine-readable copies solely for internal backup or archival purposes. Customer will reproduce all Intellectual Property rights notices on such copies, and

Customer will maintain accurate records of the number and location of all copies which it will provide to SirsiDynix upon request.

3.1.2 Unless otherwise set forth in a Quote, Customer will not simultaneously load and operate Software on more than one server, unless (i) Customer purchases Subscriptions for additional test servers, or (ii) Customer requires multiple temporary installations during a platform migration.

3.2 SaaS Access.

3.2.1 If Customer purchases a SaaS Subscription, then, subject to Customer's timely payment of the applicable fees, Customer and its Users are authorized to access and use the SaaS Software during the term of the Subscription set forth in the Quote solely for Customer's Internal Business Purposes. SirsiDynix will use commercially reasonable efforts to make SaaS access available without interruption except for scheduled downtime events, emergency downtime events, or internet service provider failures or delays. SirsiDynix will use commercially reasonable efforts to schedule downtime events outside of normal business hours. Customer acknowledges that SaaS Subscriptions may be subject to limitations, delays, and other problems inherent in the use of the internet and electronic communications. SirsiDynix is not responsible for any delays, delivery failures, or other damage resulting from such problems.

3.2.2 Customer is responsible for maintaining the confidentiality of all SaaS passwords and for ensuring that each password is used only by the authorized User. Customer is responsible for all activities that occur under Customer's and Users' accounts. Customer agrees to immediately notify SirsiDynix of any unauthorized use of Customer's or Users' accounts or any other breach of security known to Customer.

3.2.3 Customer understands that SaaS communications may traverse unencrypted public internet connections and that use of the internet provides the opportunity for unauthorized third parties to gain access to Customer Data. Accordingly, SirsiDynix does not guaranty the privacy, security or authenticity of any information transmitted over or stored in any system connected to the internet. Customer will not encrypt Subscription traffic except as may be available through the SirsiDynix VPN solution.

3.3 Reservation of Rights. All rights in the Products and Services not expressly granted in this Agreement are reserved by SirsiDynix and its third-party providers. Customer acknowledges that: (i) all Customer-Hosted Software is licensed (for the associated Subscription term) and not sold; and (ii) SirsiDynix and its third-party providers retain sole and exclusive ownership and all rights, title, and interest in, including Intellectual Property embodied or associated with, the Software and all copies and derivative works thereof (whether developed by SirsiDynix, Customer or a third party).

4. CUSTOMER RESPONSIBILITIES

4.1 Unless otherwise specifically agreed in a Quote, Customer is solely responsible for obtaining and maintaining at its own expense all equipment, system software, and services that may be needed to host Customer-Hosted Software or to access SaaS Software, including internet connections.

4.2 Customer will be solely responsible for the accuracy, quality, integrity and legality of Customer Data and for the means by which Customer acquires Customer Data. Customer acknowledges and agrees that SirsiDynix does not monitor or police the content of Customer's or Users' communications or data transmitted through Subscriptions, and that SirsiDynix will not be responsible for the content of any such communications or transmissions. Customer will use Subscriptions exclusively for authorized and legal purposes, consistent with all applicable laws and regulations. Customer agrees not to post or upload any content or data that (a) is libelous, defamatory, obscene, pornographic, abusive, harassing or threatening; (b) contains viruses or other contaminating or destructive components; (c) violates the rights of others, such as data that infringes on any Intellectual Property rights or violates any right of privacy or publicity; or (d) otherwise violates any applicable law. Customer further agrees not to interfere with or disrupt networks connected to Subscriptions, not to interfere with another customer's use and enjoyment of similar services and to comply with all regulations, policies and procedures of networks connected to Subscriptions. SirsiDynix may remove any violating content posted or transmitted on or through Subscriptions without notice to Customer. SirsiDynix may suspend or terminate any User's access to Subscriptions upon notice if SirsiDynix reasonably determines that such User has violated these terms and conditions.

4.2.1 Customer will use Third-Party Products, including any Software components, solely in conjunction with SirsiDynix Software, and Customer will have no broader rights with respect to Third-Party Products than it has with respect to SirsiDynix Software. SirsiDynix may add or substitute functionally equivalent products for

any Third-Party Products in the event of unavailability, end-of-life, or changes to Software requirements.

4.2.2 The provision of Third-Party Product Subscriptions is subject to availability from third-party providers, and SirsiDynix will have no liability should such Subscriptions become unavailable for any reason or if they are no longer available under reasonable commercial terms.

4.3 Updates and Support.

4.3.1 SirsiDynix will provide Updates and Support during the Subscription Term as described in the applicable Quote. With respect to Software that is a Third-Party Product, SirsiDynix's obligation respecting Updates and Support is limited to using commercially reasonable efforts to provide information regarding how to obtain them from the providers of such Third-Party Products.

4.3.2 Updates will be provided when made generally available by SirsiDynix. SirsiDynix is under no obligation to develop any Updates or new functionality.

4.3.3 SirsiDynix is under no obligation to provide Support with respect to: (i) Products that have been altered or modified by anyone other than SirsiDynix or its licensors; (ii) a Software release for which Support has been discontinued; (iii) Software used other than in accordance with the Documentation or other than on the Operating Environment; (iv) discrepancies that do not significantly impair or affect the operation of a Product; or (v) any products not supplied by SirsiDynix.

4.3.4 For avoidance of doubt, Updates are minor or maintenance releases to standard Products, excluding custom development or customizations whether such customizations are performed by SirsiDynix, by Customer or by a third party. SirsiDynix reserves the right to charge Customer for any reintegration work required to make customizations compatible with new Product releases.

4.3.5 If purchased, premium levels of Support must be purchased for all Products purchased by Customer. Customer may not purchase or renew Support for a subset of Products only.

4.3.6 If an Error is corrected or is not present in a more current release of any Software, SirsiDynix will have no obligation to correct such Error in prior releases of the Software.

4.3.7 Fees paid for Support do not include implementation, training, or other Professional Services.

4.3.8 Customer is responsible to ensure that all Users receive initial training sufficient to enable them to effectively use Products. Failure to do so may result in additional Support fees, at SirsiDynix's discretion, if Support requests are deemed excessive due to insufficient training.

4.3.9 For Customer-Hosted Subscriptions, Customer agrees to (i) meet the Update standards set forth in SirsiDynix Support Policies and (ii) maintain the Operating Environment. For SaaS Subscriptions, SirsiDynix is responsible for the implementation of Updates and will no longer provide access to any previous release after the date SirsiDynix migrates to a new Product Update in SirsiDynix's hosted environment.

4.4 Hardware and Hardware Support.

4.4.1 Title to Hardware identified in a Quote, if any, will pass to Customer on SirsiDynix's placement of the Hardware with a common carrier or licensed trucking company, which will constitute delivery to Customer. Thereafter Customer will be responsible for risks of loss or damage, except for loss or damage caused by SirsiDynix in the process of installation.

4.4.2 SirsiDynix does not provide Support for Hardware unless Customer purchases any available Support associated with such Hardware, which may be provided through a third party and subject to that third party's standard terms, conditions, and warranties, if any.

4.5 Access Metrics. Customer may not use Products in excess of the Access Metrics specified in the applicable Quote. If actual usage exceeds the authorized quantities, additional Access Metrics must be purchased at the pricing in effect when purchased, prorated for the remainder of the Subscription term. The Subscription term for additional Access Metrics purchased will terminate on the same date as the Subscription term for pre-existing Access Metrics. Prices are based on Access Metrics purchased and not actual usage. The Access Metrics quantities provided in each Quote are a minimum amount to which Customer has committed for the Subscription term, and there will be no fee adjustments or refunds for any lesser usage.

4.6 Restrictions. Unless specifically permitted or licensed in writing by SirsiDynix, Customer will not itself, or through any affiliate, employee, consultant, contractor, agent or other third party: (i) sell, resell, distribute, host, lease, rent, license or sublicense, in whole or in part, the Products; (ii) decompile, disassemble, modify, translate, reverse engineer or otherwise attempt to derive source code, algorithms, tags, specifications, architecture, structure or other elements of the Products, including the license keys, in whole or in part, for competitive purposes or otherwise; (iii) write or develop any derivative works based on the Products; (iv) modify, adapt, translate or otherwise make any changes to the Products or any part thereof; (v) use the Products to provide processing services to third parties, or otherwise use the same on a 'service bureau' basis; (vi) disclose or publish, without SirsiDynix's prior written consent, performance or capacity statistics or the results of any benchmark test performed on the

Products; or (vii) otherwise use or copy the Products except as expressly permitted herein.

4.7 Customer Data. SirsiDynix disclaims ownership of all Customer Data, including, without limitation, all bibliographic, authority, item, fine, patron, and other data loaded to, or entered into Customer's database or supplied to SirsiDynix by Customer. Upon expiration of this Agreement, SirsiDynix's sole obligation to Customer with respect to Customer Data stored in either a Horizon or Symphony ILS will be, upon Customer's written request, to extract the entire ILS data set in a database backup file that can be restored to the corresponding database and to store the resulting file on Customer's server (or on a hosted SFTP server for SaaS Subscription customers). Such obligation is further limited only to databases supplied by SirsiDynix to Customer. Note that Symphony ILS customers can extract authority and bibliographic records themselves (including items) in MARC21 format using utilities in the Symphony ILS. SirsiDynix may offer additional extraction and exit services at additional cost.

4.8 License Grant by Customer. Customer hereby grants to SirsiDynix a non-exclusive, royalty-free license, to use software, Customer Data or other material of Customer and a right to access Customer's systems and equipment only as reasonably necessary to perform its obligations under this Agreement and Quotes.

5. SERVICES.

5.1 Services are provided as described in Quotes. SirsiDynix will be responsible for securing, managing, scheduling, coordinating and supervising SirsiDynix personnel, including its subcontractors, in performing Services. Any change to the scope of Services must be in writing signed by both parties. Once executed by both parties, a change will become a part of the applicable Quote.

5.2 Customer acknowledges and agrees that SirsiDynix's performance is dependent on Customer's timely and effective performance of its responsibilities hereunder and on Customer's timely decisions and approvals in connection with Services. SirsiDynix will be entitled to rely on all decisions and approvals of Customer. Customer Data must be provided to SirsiDynix in a format reasonably approved by SirsiDynix or additional charges will apply. Customer will be responsible for providing SirsiDynix with secured access to Customer's systems as required to perform its obligations hereunder. SirsiDynix alone will determine whether such access is sufficient for the performance of Services.

6. FINANCIAL TERMS

6.1 Fees and Payment Terms.

6.1.1 Customer will pay the amounts set forth in Quotes. Subject to more specific provisions contained in Quotes, SirsiDynix may annually increase the fees for Products and Services upon 30 days written notice in advance. Invoices will become past due 30 days after the invoice date. Interest will accrue on past due balances at the lower of 1½% per month or the highest rate allowed by law. If Customer fails to make payments of any amount due under this Agreement, SirsiDynix will be entitled to suspend its performance upon 10 days written notice to Customer.

6.1.2 Unless expressly provided otherwise in writing, amounts paid or payable for Products are not contingent upon SirsiDynix's performance of any Services.

6.1.3 Except as specifically set forth in this Agreement or the applicable Quote, all Quotes are non-cancellable, in whole or in part, and all amounts paid by Customer to SirsiDynix are non-refundable and non-transferable.

6.2 Taxes. Customer agrees to pay any sales tax, use tax and similar taxes that SirsiDynix is required to collect from Customer by any taxing authority in connection with this Agreement. If Customer is tax-exempt, Customer agrees to send SirsiDynix a copy of its tax-exempt certificate upon execution of this Agreement. Customer agrees to indemnify SirsiDynix from any liability or expense incurred by SirsiDynix as a result of Customer's failure or delay in providing such certificate or in paying such taxes as invoiced.

6.3 No Contingencies. Customer agrees that its purchases hereunder are neither contingent on the delivery of any future functionality or features nor dependent on any oral or written statements made by SirsiDynix regarding future functionality or features.

7. CONFIDENTIALITY.

7.1 Non-Disclosure. Each party will protect the other party's Confidential Information from unauthorized disclosure and will use the same degree of care that it uses to protect its own Confidential Information, but in no event less than a reasonable degree of care. Neither party will use Confidential Information of the other party for purposes other than those necessary to directly further the purposes of this Agreement. Neither party will disclose to third parties any Confidential Information of the other party without the prior written consent of the other party.

7.2 Exceptions. The obligations set forth in Section 7.1 will not apply to Confidential Information to the extent that the receiving party can establish that such information (i) is or becomes generally known or available to the public through no fault of the receiving party; (ii) was in the receiving party's possession before receipt from the disclosing party; (iii) is lawfully obtained from a third party

who has the right to make such disclosure on a non-confidential basis; (iv) has been independently developed by a party without reference to any Confidential Information of the other party; or (v) is required to be disclosed by law, provided the receiving party promptly notifies the disclosing party of such requirement and allows the disclosing party a reasonable time to oppose such requirement. The parties acknowledge that Customer may be subject to freedom of information legislation and further acknowledge that such legislation may supersede the confidentiality provisions of this section as they apply to Customer.

7.3 Aggregated information. SirsiDynix will have the right to aggregate and retain information for purposes of analyzing and improving Product performance and for other similar purposes, provided that such aggregated information does not include any Confidential Information of Customer or any Personally Identifiable Information.

8. DATA PRIVACY. Customer represents and warrants that before providing Personally Identifiable Information to SirsiDynix or its agents or using any Products or Services to store or process Personally Identifiable Information, it will comply with all laws and regulations applicable to the information, including providing notices to, or obtaining consent from, individuals to allow processing of their Personally Identifiable Information as contemplated by this Agreement and applicable Quotes. SirsiDynix will comply with all laws and regulations applicable to its processing of Personally Identifiable Information in connection with this Agreement. If applicable laws or regulations require the parties to enter into a data processing agreement, they will execute SirsiDynix's form(s) of agreement applicable under the circumstances.

9. INDEMNIFICATION

9.1 By SirsiDynix .

9.1.1 SirsiDynix will defend or settle, at its option and expense, any Claim against Customer alleging that a Product infringes a third party's registered patent, copyright, or registered trademark. SirsiDynix will indemnify Customer against all damages and costs finally awarded which are attributable exclusively to such Claim. SirsiDynix's obligations under this section 9.1 are contingent upon: (a) Customer providing SirsiDynix with prompt written notice of the Claim; (b) Customer providing reasonable cooperation to SirsiDynix in the defense or settlement of the Claim; and (c) SirsiDynix having sole authority to defend or settle the Claim.

9.1.2 Notwithstanding the foregoing, SirsiDynix has no obligation to the extent any Claim results from: (i) Customer having modified a Product or having used a release other than the most current unaltered release of such Product, if the infringement would have been avoided by the use of such current unaltered release,

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(ii) Third-Party Products, or (iii) the combination, operation or use of SirsiDynix Software with software not provided by SirsiDynix .

9.1.3 If it is finally adjudicated that the use of a Product in accordance with this Agreement infringes any registered patent, copyright, or registered trademark, SirsiDynix will, at its option: (i) procure for Customer the right to continue using the infringing Product; (ii) replace or modify the same so it becomes non-infringing; or (iii) provide Customer with an equitable adjustment in the fees paid for the affected Product. THIS SECTION 9.1 STATES SIRSIDYNIX 'S ENTIRE OBLIGATION TO CUSTOMER AND CUSTOMER'S SOLE REMEDY FOR ANY CLAIM OF INFRINGEMENT.

9.2 By Customer. To the extent allowed by law, Customer will defend or settle, at its option and expense, any Claim brought against SirsiDynix by a third party arising out of or in connection with: (i) any claim that Customer Data infringes on the Intellectual Property rights of a third party; or (ii) any breach of a warranty made by Customer to SirsiDynix hereunder. Customer's obligations under this section 9.2 are contingent upon: (a) SirsiDynix providing Customer with prompt written notice of the Claim; (b) SirsiDynix providing reasonable cooperation to Customer in the defense and settlement of the Claim; and (c) Customer having sole authority to defend or settle the Claim.

10. WARRANTIES; REMEDIES; DISCLAIMERS

10.1 Customer-Hosted Software. SirsiDynix warrants that, for a period of 90 days from the Go Live Date, Customer-Hosted Software, when used in the Operating Environment and in accordance with the applicable Documentation, will operate in all material respects in conformity with the Documentation. The foregoing warranty does not apply to any Customer-Hosted Software that is a Third-Party Product.

10.2 SaaS Software. SirsiDynix warrants that SaaS Software, when used in accordance with the applicable Documentation, will operate in all material respects in conformity with the Documentation. The foregoing warranty does not apply to any SaaS Software that is a Third-Party Product.

10.3 Remedies. If Customer-Hosted Software or SaaS Software (other than Third-Party Products) does not perform as warranted in Sections 10.1 or 10.2, as applicable, Customer will promptly notify SirsiDynix in writing and, as Customer's exclusive remedy, SirsiDynix will use commercially reasonable efforts to correct reported Errors. Provided that such Errors are determined by SirsiDynix to be SirsiDynix 's responsibility, SirsiDynix will, at its sole option, within 90 days of its receipt of Customer's written notice (i) correct such Errors; (ii) provide Customer with a plan reasonably acceptable to

Customer for correcting the Errors; or (iii) if neither of the foregoing remedies can be accomplished with reasonable commercial efforts by SirsiDynix , SirsiDynix or Customer may terminate the affected SirsiDynix Software Subscription and Customer will be entitled to an equitable adjustment in the fees paid therefor as reasonably determined by SirsiDynix . The preceding remedy will constitute SirsiDynix 's entire liability and Customer's exclusive remedy under the warranties set forth in Sections 10.1 and 10.2.

10.4 Exclusions. SirsiDynix is not responsible for any claimed breach of any warranty caused by (i) modifications made to Software by anyone other than SirsiDynix , (ii) the combination, operation or use of Software with any items that are not part of the Operating Environment, (iii) Customer's failure to use any new or corrected releases of Software made available by SirsiDynix , (iv) SirsiDynix 's adherence to Customer's specifications or instructions, or (v) Customer deviating from the operating procedures described in Documentation.

10.5 Third-Party Products. SirsiDynix warrants that it is an authorized distributor of Third-Party Products and that with the execution of this Agreement, the applicable Quote (if any) and the applicable EULA (if any), Customer will have the right to use such products in accordance with such documents. SIRSIDYNIX MAKES NO OTHER WARRANTY WITH RESPECT TO ANY THIRD-PARTY PRODUCTS. CUSTOMER'S SOLE REMEDY WITH RESPECT TO THIRD-PARTY PRODUCTS WILL BE PURSUANT TO THE ORIGINAL LICENSORS' OR OTHER SUPPLIERS' WARRANTY, IF ANY, TO SIRSIDYNIX , TO THE EXTENT PERMITTED BY THE ORIGINAL LICENSOR OR SUPPLIER.

THIRD-PARTY PRODUCTS ARE MADE AVAILABLE BY SIRSIDYNIX ON AN "AS IS, AS AVAILABLE" BASIS.

10.6 Hardware. SirsiDynix warrants that it is an authorized distributor of the Hardware. Hardware warranties will be governed by the manufacturer's warranty. SIRSIDYNIX MAKES NO WARRANTIES OF ANY KIND WITH RESPECT TO HARDWARE OR HARDWARE MAINTENANCE. CUSTOMER'S SOLE REMEDY WITH RESPECT TO HARDWARE OR HARDWARE MAINTENANCE WILL BE PURSUANT TO THE MANUFACTURER'S WARRANTY APPLICABLE TO CUSTOMER, IF ANY.

10.7 Disclaimers. THE WARRANTIES SET FORTH IN THIS AGREEMENT ARE IN LIEU OF, AND SIRSIDYNIX , ITS LICENSORS AND SUPPLIERS EXPRESSLY DISCLAIM TO THE MAXIMUM EXTENT PERMITTED BY LAW, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ORAL OR WRITTEN, INCLUDING, WITHOUT LIMITATION, (i) ANY WARRANTY THAT ANY PRODUCT IS ERROR-FREE OR WILL OPERATE WITHOUT INTERRUPTION OR THAT ALL ERRORS WILL BE CORRECTED; (ii) ANY AND ALL IMPLIED WARRANTIES OF

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MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT, (iii) ANY WARRANTY THAT THIRD-PARTY PRODUCTS WILL BE ACCURATE, RELIABLE OR ERROR-FREE AND (iv) ANY AND ALL IMPLIED WARRANTIES ARISING FROM STATUTE, COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE OF TRADE. NO ADVICE, STATEMENT OR INFORMATION GIVEN BY SIRSIDYNIX, ITS AFFILIATES, CONTRACTORS OR EMPLOYEES WILL CREATE ANY WARRANTY OR CHANGE ANY WARRANTY PROVIDED HEREIN. CUSTOMER ACKNOWLEDGES THAT USE OF, OR CONNECTION TO, THE INTERNET PROVIDES THE OPPORTUNITY FOR UNAUTHORIZED THIRD PARTIES TO CIRCUMVENT SECURITY MEASURES AND TO GAIN UNAUTHORIZED ACCESS TO PRODUCTS AND CUSTOMER DATA. ACCORDINGLY, SIRSIDYNIX CANNOT AND DOES NOT GUARANTEE THE PRIVACY, SECURITY OR AUTHENTICITY OF ANY INFORMATION SO TRANSMITTED OVER, OR STORED IN, ANY SYSTEM CONNECTED TO THE INTERNET.

11. EXCLUSION AND LIMITATION OF LIABILITY

11.1 TO THE FULLEST EXTENT PERMITTED BY LAW, SIRSIDYNIX'S TOTAL LIABILITY (INCLUDING ATTORNEYS FEES) TO CUSTOMER FOR ANY CLAIM BY CUSTOMER OR ANY THIRD PARTIES UNDER THIS AGREEMENT, EXCLUDING LIABILITY PURSUANT TO SECTION 9.1 (Indemnification), WILL BE LIMITED TO THE FEES PAID BY CUSTOMER FOR PRODUCTS AND SERVICES DURING THE 12 MONTHS PRIOR TO THE DATE ON WHICH THE EVENTS LEADING TO THE CLAIM FIRST OCCURED.

11.2 IN NO EVENT WILL SIRSIDYNIX BE LIABLE TO CUSTOMER FOR ANY INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY PUNITIVE, TREBLE OR CONSEQUENTIAL DAMAGES (INCLUDING, WITHOUT LIMITATION, LOSS OF BUSINESS, REVENUE, PROFITS, STAFF TIME, GOODWILL, USE, DATA, OR OTHER ECONOMIC ADVANTAGE), WHETHER BASED ON BREACH OF CONTRACT, BREACH OF WARRANTY, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE, WHETHER OR NOT SIRSIDYNIX HAS PREVIOUSLY BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

11.3 NO CLAIM ARISING OUT OF THIS AGREEMENT, REGARDLESS OF FORM, MAY BE BROUGHT BY CUSTOMER MORE THAN TWO YEARS AFTER THE CAUSE OF ACTION ARISES.

12. TERM AND TERMINATION

12.1 Term of this Master Agreement. The term of this Agreement (the "Term") will commence on the Effective Date and will continue in full force and effect until the expiration or termination of all Quotes, unless terminated earlier as provided herein.

12.2 Terms of Subscriptions. The initial term of a Subscription begins on its Go Live Date and expires after the

number of years specified in the applicable Quote. Upon expiration of such initial term, a Subscription will automatically renew for consecutive terms of one year each until either party gives written notice of termination to the other party at least 60 days prior to the end of the then-current term. All annual price increases for renewal terms will be at the standard increase rates offered by SirsiDynix on the date of renewal.

12.3 Termination.

12.3.1 Either party may terminate this Agreement immediately upon written notice if the other party commits a non-remediable material breach or if the other party fails to cure any remediable material breach or to provide a written plan of cure acceptable to the non-breaching party within 30 days of being notified in writing of such breach. Where the non-breaching party has a right to terminate this Agreement, it may at its discretion terminate the Master Agreement or only Quote(s) to which the breach applies. Quotes that are not terminated will continue in full force and effect under the terms of this Agreement.

12.3.2 Upon termination of this Agreement, Customer agrees to certify that it has returned or destroyed all copies of the Documentation and SirsiDynix's Confidential Information, and Customer acknowledges that its rights to use the same will then be relinquished.

12.4 Suspension. SirsiDynix will be entitled to suspend any or all performance hereunder upon 10 days written notice to Customer in the event Customer is in breach of this Agreement. Further, SirsiDynix may suspend Customer's use of, and access to, all or a portion of any Subscriptions if, and so long as, in SirsiDynix's sole judgment, Customer creates a security risk that may interfere with the proper continued provision of services or the operation of SirsiDynix's network or systems. SirsiDynix may impose an additional charge to reinstate service following such suspension.

13. GENERAL PROVISIONS

13.1 Force Majeure. The parties will exercise every reasonable effort to meet their respective obligations hereunder but will not be liable for delays resulting from strike, fire, flood, earthquake, power outages, governmental acts or orders or restrictions, failure of suppliers, or any other circumstance where failure to perform is beyond the reasonable control of and is not caused by the negligence of the non-performing Party and as long as such Party is diligently attempting to work around the cause of the delay to minimize the impact of the event. This provision does not relieve Customer of its obligation to make payments then owing.

13.2 Assignment. SirsiDynix may assign this Agreement and its rights and obligations hereunder to its

parent company or other affiliated company, to a successor by operation of law, or to another entity pursuant to the sale or transfer of all or substantially all its stock or assets. Neither party may otherwise assign or transfer this Agreement without the prior written consent of the other party, which will not be unreasonably delayed or withheld.

13.3 Cooperation. Customer agrees to provide assistance, information, equipment, data, a suitable work environment, timely access, and resources reasonably necessary to enable SirsiDynix to perform all installation, implementation, and Services required to fulfill its obligations hereunder including but not limited to ensuring SirsiDynix has remote access. Failure to grant such cooperation will allow SirsiDynix to deem the Product in question to be fully accepted and delivered. If any delay in implementing Products caused by Customer results in SirsiDynix incurring additional expenses, Customer will pay to SirsiDynix the amount of such additional expenses. If any act or omission of Customer delays SirsiDynix's ability to implement or deliver any Software, Subscription, or Service ordered by Customer for more than one hundred twenty (120) days following the later of (i) the date of the Quote governing such items or (ii) the agreed Go Live Date (if any) for such items as set forth in the governing Quote, then SirsiDynix may, in its sole discretion, cancel the delivery and implementation of such items. In such cases, SirsiDynix will not refund any amounts prepaid by Customer for such items, and SirsiDynix's obligations respecting the Software, Subscription or Services will be deemed completed.

13.4 Delegation. SirsiDynix may subcontract or delegate any Services under any Quote to any third party without Customer's prior written consent, provided however that SirsiDynix will remain responsible for the performance of any such subcontractors.

13.5 Notice of U.S. Government Restricted Rights. The Software and its documentation are "Commercial items," "Commercial computer software" and "Computer software documentation" as defined by the Federal Acquisition Regulations ("FAR") and Defense Federal Acquisition Regulations Supplement ("DFARS"). Pursuant to FAR 12.211, FAR 12.212, DFARS, 227.7202-1 through 227.7202-4, and their successors. The U.S. Government acquires the Software and its documentation subject to the terms of this Agreement.

13.6 Export. Customer will comply fully with all relevant export laws and regulations of the United States to ensure that Software is not exported, directly or indirectly, in violation of United States law.

13.7 Non-solicitation. During the Term and for a period of one year following its termination, neither party will solicit for employment directly or through other parties, without the other party's written permission, any

individual employed by the other party, provided however that the hiring of individuals responding to public recruiting advertisements and events will not be a violation of this provision.

13.8 Notices. Any notice required or permitted to be sent under this Agreement will be delivered by hand, by overnight courier, or by registered mail, return receipt requested, to the address of the parties set forth in this Agreement or to such other address of a party notified to the other party in writing in accordance with this subsection.

13.9 Relationship. The parties to this Agreement are independent contractors. Neither party is an agent, representative, or partner of the other party.

13.10 Invalidity. If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired.

13.11 Survival. Expiration or termination of this Agreement for any reason will not relieve either party of any right or obligation accruing prior to such expiration or termination. Further, any obligation, or liability of either party under this Agreement or under any ancillary agreement executed in connection herewith, or any subsequent addenda hereto or thereto that by its nature and intent remains valid after termination or expiration will survive any termination or expiration of this Agreement.

13.12 No Waiver. Any waiver of the provisions of this Agreement or of a party's rights or remedies hereunder must be in writing to be effective. Any such waiver will constitute a waiver only with respect to the specific matter described therein and will in no way impair the rights of the party granting such waiver in any other respect or at any other time. The waiver by either of the parties of a breach or of a default under any of the provisions of this Agreement will not be construed as a waiver of any other breach or default of a similar nature, or as a waiver of any of such provisions, rights, or privileges. The rights and remedies herein provided are cumulative and none is exclusive of any other, or of any rights or remedies that any party may otherwise have at law or in equity. Failure, neglect, or delay by a party to enforce the provisions of this Agreement or its rights or remedies at any time, will not be construed or deemed to be a waiver of such party's rights under this Agreement and will not in any way affect the validity of the whole or any part of this Agreement or prejudice such party's right to take subsequent action.

13.13 Entire Agreement. This Agreement constitutes the parties' entire agreement relating to its subject matter and it cancels and supersedes all prior or contemporaneous oral or written communications, requests for proposals, proposals, conditions, representations, warranties, and other communications

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between the parties relating to its subject matter as well as any prior contractual agreements between the parties respecting such subject matter. No modification to this Agreement will be binding unless in writing and signed by an authorized representative of each party.

13.14 Governing Law and Venue; Attorneys’ Fees.

This Agreement will be governed by and construed in accordance with the laws of the State of Utah without giving effect to its principles of conflict of laws. Unless both parties otherwise agree in writing, the exclusive venue and jurisdiction for any controversy, dispute or claim arising out of or relating to this Agreement will be the United States District Court for the District of Utah or in another court of competent jurisdiction located within the County of Utah, State of Utah, USA. Each party submits to the exclusive venue and jurisdiction of such courts, agrees that it will not bring any suit or judicial proceeding in any forum other than such courts, and agrees not to assert any objection that it may have to the venue or jurisdiction of such courts.

If a party seeks and obtains a remedy in such courts, the prevailing party will be entitled to its reasonable attorneys’ fees and costs.

13.15 Application of Laws. The parties agree that this Agreement is not a contract for the sale of goods; therefore, this Agreement will not be governed by any codification of Article 2 or 2A of the Uniform Commercial Code, or by the United Nations Convention on Contracts for the International Sale of Goods.

13.16 Counterparts. This Agreement and all Quotes may be executed in one or more counterparts, each of which will constitute an enforceable original, and facsimile, electronic or pdf scanned copies of signatures will be as effective and binding as original signatures.

13.17 Headings and Drafting. The headings in this Agreement will not be used to construe or interpret this Agreement. This Agreement will not be construed in favor of or against a party based on a party’s drafting of the document or any modifications hereof.

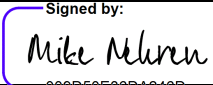
Celina Public Library	Sirsi Corporation dba SirsiDynix 3300 N. Ashton Blvd. – Suite 500 Lehi, UT 84043
Sign:	Signed by:  009D50E88DA240D...
Print Name:	Print Name: Mike Nehren
Title:	Title: EVP
Date:	Date: Jun-03-2025 09:29 MDT

Exhibit A - DEFINITIONS

“Access Metrics” means limits on Product usage as set forth in a Quote such as limits on titles, circulation, Users, students, seats, and reports.

“Agreement” means this Master Agreement, including its exhibits and any other attachments and Quotes incorporated by reference.

“Claim” means all claims, damages, liabilities, costs, losses, and expenses (including reasonable attorneys’ fees and all related costs and expenses) arising from or relating to any suit, proceeding, demand, or action brought by a third party against an indemnified party.

“Confidential Information” means information of a party including but not limited to the terms and conditions (but not the existence) of this Agreement, trade secrets, Software, source code, object code, specifications, and results of testing and benchmarking of the Products or Services, Product roadmaps, and information relating to or embodied in Software or Documentation, including but not limited to information designated as confidential in writing and information which ought to be reasonably considered confidential and proprietary to the disclosing party. Confidential Information does not include the fact that Customer uses Products.

“Content” means any information, data, text, music, sound, photographs, graphics, video messages or other material that Customer receives through a Subscription.

“Credentials” means the authentication information, such as passwords and API keys, necessary for Subscriber to access and interact with the Web Services and the Test Platform.

“Customer” is defined in Section 2.1.

“Customer Data” means any information provided by Customer or by Customer’s Users to SirsiDynix under this Agreement. Customer Data does not include data aggregated by SirsiDynix that does not include any Confidential Information of Customer or any Personally Identifiable Information.

“Customer-Hosted Software” means Software hosted by Customer on its own servers or on servers provided by third parties contracted by Customer.

“Documentation” means the user instructions, release notes, manuals, and on-line help files regarding the use of Products.

“Effective Date” means the date on which the last party to sign this Agreement does so.

“Error” means a material failure of a Product to conform to its functional specifications as described in the Documentation.

“EULA” means the end user license agreement that accompanies a Third-Party Product and governs the use of the Third-Party Product by Customer.

“Go Live Date” means the date on which Products are substantially ready for operational use for normal daily business, as documented by the Parties.

“Hardware” means physical hardware and equipment manufactured by third-party providers and sold to Customers by SirsiDynix .

“Intellectual Property” means (i) copyrights and other rights associated with works of authorship, (ii) trade secrets and other confidential information; (iii) patents, patent disclosures and all rights in inventions (whether patentable or not); (iv) trademarks, trade names, Internet domain names, and registrations and applications for the registration thereof together with all of the goodwill associated therewith; (v) all other intellectual and industrial property rights of every kind and nature throughout the world and however designated, whether arising by operation of law, contract, license, or otherwise; and (vi) all registrations, applications, renewals, extensions, continuations, divisions, or reissues thereof now or hereafter in effect.

“Internal Business Purposes” means purposes directly related to Customer’s own internal operations and Customer’s provision of products and services to its own end-user customers and patrons, but excludes sharing, reselling, or otherwise making Products or Services accessible to organizations who are not parties to the Agreement or who are not otherwise made beneficiaries of the Agreement by its terms.

“Operating Environment” means the SirsiDynix - recommended hardware, operating system, middleware, database products and other software with which the Software will operate.

“Personally Identifiable Information” means information relating to natural persons to the extent such information is of a type protected by laws or regulations applicable to the parties’ collection and processing thereof.

“Professional Services” means data conversion, Product implementation, site planning, configuration, integration and deployment of Software or Subscriptions, training, project management and other consulting services.

“Product(s)” means Software, Content, and Hardware, including associated Documentation provided by SirsiDynix to Customer under this Agreement.

“Quote” means any document executed by the parties, regardless of designation, that states that it is governed by this Agreement and that describes order-specific information, such as, without limitation, Product and

Service descriptions, Access Metrics, fees, statements of work, exhibits and milestones.

“SaaS” means Software as a service hosted by SirsiDynix or its providers that Customer and Users may access via remote internet connections.

“Services” means those services provided or arranged by SirsiDynix under this Agreement including but not limited to Professional Services and Support.

“SirsiDynix” means Sirsi Corporation dba SirsiDynix.

“SirsiDynix Software” means Software that is owned by SirsiDynix and provided to Customer under this Agreement.

“Software” means computer software in machine-readable object code (not source code), including SaaS software, together with the Documentation for such software, and any Updates thereto provided by SirsiDynix to Customer under this Agreement.

“Subscription” means SirsiDynix’s provision of Products and Services to Customer and Customer’s Users on a subscription basis. Subscriptions are limited to, and governed by, the Access Metrics, Subscription Term and other parameters set forth in the applicable Quote. A Subscription is not itself a license grant with respect to any Software or Content.

“Support” means the support provided by SirsiDynix for SirsiDynix Software at base or premium levels as described in applicable Quotes and in accordance with SirsiDynix’s Support policies in effect at the time the Support is provided, which may be modified from time-to-time by SirsiDynix in its sole discretion.

“Term” is defined in Section 12.1.

“Third-Party Products” means Products sourced from a party other than SirsiDynix.

“Third-Party Services” means Services sourced from a party other than SirsiDynix.

“Updates” means the Error corrections, releases, updates, modifications and enhancements to Products that SirsiDynix makes generally available to its customers. Updates exclude new Products, modules, platform support or functionality for which SirsiDynix charges a separate fee.

“Users” means Customer’s employees, customers or patrons who have been authorized by Customer to use Products. Each User will be one person; usernames and passwords cannot be shared or used by more than one person.



SirsiDynix Technology Center
3300 N. Ashton Boulevard,
Suite 500
Lehi, UT 84043
Phone: 800-288-8020

QUOTE

Quote Q-01855 for:

Celina Public Library

New SymphonyWeb ILS

Quote valid until: August 25, 2025

Prepared by: Gary Voran, Manager, New Account Development, West Region

Purchase Details

All prices are in U.S. dollars (\$) and are exclusive of taxes unless otherwise noted.

COMPONENT	Year 1	Year 2	Year 3	Year 4	Year 5
SirsiDynix Products	\$29,150.00	\$31,161.35	\$33,311.48	\$35,609.97	\$38,067.06
SirsiDynix Services	\$41,677.50	\$801.75	\$857.07	\$916.21	\$979.43
Third-Party Products	\$442.38	\$472.90	\$505.53	\$540.41	\$577.70
Hardware	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$71,269.88	\$32,436.00	\$34,674.08	\$37,066.59	\$39,624.19

Initial Term: 5 year(s)

Initial Term Annual Price Increase Cap for SirsiDynixProducts/Services: 6.900% until Term renewal

Customer's usage is subject to limitations that can be found in the Terms and Conditions section at the end of the Quote.

SirsiDynix reserves the right to adjust Initial Term pricing for Third-Party Products and Third-Party Services if the vendor increases its pricing for such items.

Any applicable discount shall be applied on final payment. Any pre-printed terms and conditions on Customer's purchase order(s) submitted to SirsiDynix are hereby rejected and shall be superseded by the current Master Agreement, unless such additional terms are statutorily required of the Customer.

This Purchase Details section may not include pre-existing obligations for ongoing Products not listed in the Quote.

Component Descriptions

COMPONENT	QUANTITY
SirsiDynix Symphony SaaS Core SirsiDynix Symphony SaaS Core Package includes: Application Services powered by SirsiDynix Symphony, Cataloging and Authority Control, Circulation and Offline Circulation, Inventory, Reports and a Z39.50 server.	1.00
SirsiDynix Symphony SaaS Unicode Server Extension SirsiDynix Symphony Unicode Server Extension enables staff users to load, input, index, and display MARC records containing both the Roman characters and the non-Roman characters used in languages such as Arabic, Chinese, or Russian. In addition, library users accessing your electronic library can search, store, and retrieve Unicode-based international character sets as well.	1.00
BLUEcloud MobileStaff, Annual Subscription MobileStaff enables library staff to work wherever they are, with or without a data connection. Features include: - Mobile circulation. Perform common tasks like check-ins, checkouts and renewals. Register new users by scanning driver's license (selected regions only) or by manually entering user information. - Flexible inventory. Integrates with Bluetooth scanners to make taking inventory faster and easier. - Efficient shelving. Provides real-time lists of candidates for weeding and items needed to fill holds. MobileStaff lists include filters designed specifically for library staff.	1.00
SaaS Enterprise Annual Subscription SirsiDynix Enterprise is a state-of-the-art faceted search solution that empowers libraries to make their collections more searchable and discoverable than ever before. Capitalizing on fuzzy search logic technology never before available to libraries, SirsiDynix Enterprise delivers leading-edge faceted search capabilities, simplified search interfaces, and much more.	1.00
SirsiDynix SymphonyWeb SaaS User, Annual Subscription SymphonyWeb is a full-featured WorkFlows staff client that runs on a web browser. It is a fast, reliable and secure connection to a dedicated web server that is connected to one Symphony ILS server. It comes with an updated interface and all of the advantages of a web application.	25.00

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SirsiDynix Symphony SaaS SmartPORT, Unlimited Users 1.00

SirsiDynix Symphony SmartPORT Unlimited User Licenses enable staff to locate a record in a Z39.50-compliant database and to import the record to your own database. An unlimited number of SmartPORT Z39.50 copy cataloging client user licenses is included for this price.

SirsiDynix Unlimited Non-Discovery Connectors, Annual Subscription 1.00

The SirsiDynix Unlimited Non-Discovery Connectors Subscription allows the library to interface with 3rd party vendor products that are not considered discovery products. The price includes the Web Services Gateway, unlimited web services connectors, and unlimited SIP2 connectors.

Each connector must still be purchased as required and implementation services will be charged to add the WS clientID or setup the SIP2 port.

SirsiDynix SaaS Acquisitions Package 1.00

SirsiDynix Acquisitions Package for Symphony or BLUEcloud provides efficient online tracking of materials from ordering through claiming, receiving, invoicing, and processing. Includes 9xx and EDI as required.

Training - SymCat-1100 Symphony Cataloging, Hands-on Lab, Private 1.00

Up to ten seats in a private distance instructor-led class. Learn to utilize the function of Symphony Cataloging, including: Adding titles to the catalog manually, in batch and via the SmartPort wizard (Z39.50); Understanding Authorities; Working with call numbers and items; Special cataloging functions, such as merging titles.

Training - SymCirc-1100 Symphony Circulation, Hands-on Lab, Private 1.00

Up to ten seats in a private distance instructor-led class. In this class, you will learn how to utilize all of the functions within the Circulation Toolbar, including working with user records, circulating items, dealing with holds, transit items, and special functions such as ephemeral checkouts and managing missing or lost items.

Training - SymRep-2100 Symphony Report Basics, Hands-on Lab, Private 1.00

Up to ten seats in a private distance instructor-led class. Report Basics provides you with fundamental understanding and skills related to running reports. After completing this course users will be able to:

Navigate to reports and understand the reporting structure; Schedule reports to run immediately; Create report templates; Grant ownership of report templates to appropriate staff members; View/Print/Email/Share finished reports; Remove finished reports.

Training - SymAdmin-1100 Symphony Administration, Hands-On Lab, Private 1.00

Up to ten seats in a private distance instructor-led class.

Learn the administrative functions most commonly used, including Staff Access, Circulation policies, Calendars, Catalog policies and Administrative reports. This class will use practical examples and hands on practice.

Training - Sym-1001 Symphony Essential Skills and Search Strategies, Self-Paced 1.00

One seat in the specified self-paced training class. Learn the terms, navigation and searching skills needed by all library staff. Content is English only.

Consulting - SirsiDynix Symphony Core Implementation 1.00

ILS Policy Profiling is designed to provide expert guidance to library project team members with setting up and configuring a comprehensive, yet concise, policy structure. In a series of distance sessions, a SirsiDynix consultant will work with the library project team to review and complete an Excel spreadsheet containing local policy decisions. After data load, the SirsiDynix consultant will work with the library to review data as well as prepare the system for strategic functions such as standalone and notice generation for go-live. Sessions not to exceed 50 hours.

Consulting - SureStart-3, Distance, up to Three weekly one hour phone calls followed by two monthly two hour phone calls 1.00

SureStart is a layer of consulting support designed to smooth the transition to a new ILS platform. SureStart is a resource for the entire staff, not just system administrators. SureStart addresses issues outside the scope of education services training

Consulting - BLUEcloud Circulation and Cataloging SureStart, Distance, PSC-8101 1.00

SureStart is a layer of consulting support designed to smoothly transition sites into using BLUEcloud Circulation and Cataloging. It includes review and additional configuration for BLUEcloud Administration, BLUEcloud Circulation, and BLUEcloud Cataloging. This service would be useful for sites that have been using these products as well as sites new to the BLUEcloud suite. The service includes a Quality Control check to ensure the site has optimized configuration and options. Administration and Circulation includes library / institution setup; Staff login / roles; and email notifications e.g., receipts. Cataloging configuration includes up to 2 Z39.50 connections; search policies; Cataloging rules; and bibliographic templates.

Product Delivery - Symphony Core SaaS Software Installation 1.00

Software installation for SirsiDynix Symphony utilizing SaaS. Includes installation of Oracle, Cataloging, Circulation, Z39.50 and OPAC.

Project Management - Setup and Activation of eLearning 1.00

Operations Service fee for Processing, Setup and Activation of eLearning

Project Management - Standard ILS Migration - from non-SirsiDynix automated software 1.00

Project Management Service for a Standard ILS Migration from a Non-SirsiDynix owned platform to a Symphony-based platform. Project Management Service includes a project management resource who will do the following during the standard, active implementation period of the project: act as the primary SirsiDynix Contact; hold weekly progress calls with the customer; coordinate SirsiDynix resources; and transition the customer to client care once the new platform has been implemented.

Data Services - Standard Data Migration Package 1.00

To implement the proposed system for the Library, SirsiDynix has included a standard migration package, which includes conversion and migration of the following types of viable data:

- Cataloguing: bibliographic and authority records in MARC exchange (ISO 2709) format; item data attached to the bibliographic records as tags or in a separate defined ASCII file;
- Circulation: patron, and circulation transactions (current charges, unpaid bills, and active holds) in defined ASCII format;

All data must be provided by the Licensee in a viable format in accordance with Implementation Plan deadlines.

Included in the package:

- One instance only of each data type
- One test load and one production load only

Data Services - BLUEcloud Administration User Load PSC- 9035 1.00

This service includes a one-time user/staff load into BLUEcloud Administration. The load also includes an update to the BLUEcloud Staff field in Symphony or Horizon. The source for the user data can be Symphony, Horizon, or a third party, e.g., Active Directory.

Training - Symphony eLearning, Yearly Subscription, Self-Paced 5.00

The Yearly eLearning subscription provides your library staff with 1 year of unlimited access for 1 user to every recorded session and web-based training (WBT) we offer (does not include instructor-led classes). This option is a great value to introduce new staff to the products offered by SirsiDynix. It also provides a powerful resource to libraries looking for refresher on the product or as an overview of functionality in new releases and is delivered via SirsiDynix Mentor, our learning management system. The subscription auto-renews and will be a line item in your yearly maintenance agreement review.

Project Management - BLUEcloud MobileStaff 1.00

Project Management Services for the implementation of BLUEcloud MobileStaff.

Product Delivery - BLUEcloud MobileStaff Installation 1.00

Installation of BLUEcloud MobileStaff against one database.

Training - BcMStaff-1101 BLUEcloud MobileStaff, Self-Paced	1.00
This training reviews the functionality present in MobileStaff. One user will have unlimited access to this course for one year. This training is available in English only.	
Project Management - SirsiDynix Enterprise	1.00
Project Management Services for the implementation of SirsiDynix Enterprise	
Product Delivery - SirsiDynix Enterprise Software Installation	1.00
Includes installation of Enterprise in SirsiDynix SaaS facility, installation of Enterprise Agent on a Horizon or SirsiDynix Symphony ILS and installation/configuration of the appropriate Java Development (JDK). In addition; it includes the installation of Web Services for sites using SirsiDynix Symphony.	
Consulting - Enterprise SureStart-3, Distance	1.00
SureStart is a layer of consulting support designed to smooth the transition to Enterprise by addressing configuration issues like search limits, profiles, etc.	
Consulting - Theme Customization, Distance	1.00
Working with a SirsiDynix Consultant, theme customization addresses changing the look and feel of the product like colors, adding graphics, and using CSS to edit fonts and page layouts. This custom work is guaranteed to work on the version of Enterprise currently installed on the customer's system. SirsiDynix cannot guarantee compatibility with future releases. Updating custom work to be compatible with a later release will attract additional fees.	
Training - Ent-2201 SirsiDynix Enterprise Day to Day Administration, Hands-on Lab, Group	1.00
One seat in a group distance course. Learn to manage the day-to-day tasks needed by Enterprise Administrators.	
Training - Ent-1101 SirsiDynix Enterprise End User, Self-Paced	1.00
One seat in the specified Self-paced training class. This class will review the basic features available to users within Enterprise. Content is English only.	
Project Management - SirsiDynix SymphonyWeb Installation	1.00
Product Delivery - SirsiDynix SymphonyWeb Installation for One Production Instance	1.00

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Building of a dedicated web server environment which includes the installation of software components necessary for securing and optimizing the transactions. Included in the installation is the configuration of the software in setting up the proper hosts, ports and user properties for one Symphony catalog server instance.

Project Management - Core Module Add On 1.00

Project Management Services for the implementation of new/additional products either during an ILS Migration or as a standalone add on order for a current customer.

Product Delivery - SmartPORT/FirePORT Configuration 1.00

Activation of SmartPORT/FirePORT. Includes configuration of default Library of Congress gateway only.

Consulting - SirsiDynix Acquisitions SureStart-2, Distance 1.00

SirsiDynix Consulting Services will: explain Symphony at a deeper level; help customers with the setup; verify customer product configurations are valid; and, advise how to use the software relative to the customer context.

Product Delivery - Symphony Add-On Module Software Installation 1.00

Activation of SirsiDynix Symphony add-on module as per specified. Price is per module.

Training - SirsiDynix Acquisitions, Package 1.00

Training for the Acquisitions product selected, Symphony or BLUEcloud, which may include both self-paced and remote instructor led courses. Topics covered include: Funds, Vendors, Ordering, Receiving, Invoicing and Reporting. Instructor led sessions are for up to ten attendees.

Project Management - Core Module Add On 1.00

Project Management Services for the implementation of new/additional products either during an ILS Migration or as a standalone add on order for a current customer.

Project Management - Level 2 Services 1.00

Includes Coordination, Scheduling, and follow-up of Additional Purchased Project Services

Project Management - Level 2 Services 1.00

Includes Coordination, Scheduling, and follow-up of Additional Purchased Project Services

Project Management - Standard ILS Migration - from non-SirsiDynix automated software	1.00
Project Management Service for a Standard ILS Migration from a Non-SirsiDynix owned platform to a Symphony-based platform. Project Management Service includes a project management resource who will do the following during the standard, active implementation period of the project: act as the primary SirsiDynix Contact; hold weekly progress calls with the customer; coordinate SirsiDynix resources; and transition the customer to client care once the new platform has been implemented.	
Project Management - Level 2 Services	1.00
Includes Coordination, Scheduling, and follow-up of Additional Purchased Project Services	
SirsiDynix SIP2 Connector with Unlimited Subscription, per certified vendor	3.00
This SIP2 connector is available to customers with a current subscription to the Unlimited Non-Discovery Connectors product. The connector must not be used with a Discovery product. Services will be charged to setup the port.	
Product Delivery - SIP2 Setup	3.00
Configuration of additional port for SIP2 or installation of new SIP2 software.	
Project Management - Core Module Add On	1.00
Project Management Services for the implementation of new/additional products either during an ILS Migration or as a standalone add on order for a current customer.	
SirsiDynix Enterprise Kids Catalog, Annual Subscription	1.00
Kids Catalog for Enterprise features icons with vibrant color schemes, diverse images and a modern design for image based, subject driven searching. It requires a separate subscription to SirsiDynix Enterprise.	
Consulting - SirsiDynix Enterprise Kids Catalog SureStart	1.00
Learn to customize the Kids Catalog to fit the needs of the children you serve and add categories for local history, special school projects, series and much more.	
BLUEcloud Analytics Platform Essentials, Annual Subscription	1.00
The BLUEcloud Analytics Platform provides a web-based, cloud-hosted suite of data-mining and OLAP tools with the following functionality:	
• Unique view of data warehouse for analysis of your institution, collections, and users • Supports advanced and predictive analysis to establish trends and patterns • Presentations for effectively communicating to boards and administrators • Drill anywhere capabilities, users can view summary-to-detail-level data • Robust security, flexible information distribution/collaboration, and easy self-service	

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analysis

- Ability to print, download, and e-mail data and graphs in a variety of formats (Microsoft Excel® and PowerPoint®)

This Essentials package provides 2 years of transaction data, 2 Reporter accounts, 1 Creator account and 5 Premium Feature Credits. These Credits expire at the end of each subscription year.

Product Delivery - BLUEcloud Analytics Installation 1.00

Consulting - BLUEcloud Analytics SureStart-2, Distance 1.00

SureStart is a layer of consulting support designed to smoothly transition sites into using BLUEcloud Analytics. Through two private, online sessions a member of the Consulting Services team will "jump start" BLUEcloud Analytics by creating five report templates for the site, providing instruction and answering staff questions. SureStart addresses issues outside the scope of training by focusing on the site's individual needs.

Training - BLUEcloud Analytics Package of courses 1.00

Project Management - BLUEcloud Analytics 1.00

Project Management Services for the implementation of BLUEcloud Analytics.

SirsiDynix SMS Notification - 5K Messages, Annual Subscription 1.00

Subscription includes up to 5,000 messages per year. Messages not used at annual renewal will be forfeit. You may change the subscribed package to increase or decrease the number of messages at annual renewal time. You may also purchase active top-up package(s) of messages to make up the difference if you have used up the subscribed allocation.

Training - SymSMS-1101 Symphony SMS Notifications, Self-Paced 1.00

One seat in the specified self-paced training class. Learn to set up and send SMS notifications in batch or individually via SirsiDynix Symphony. This training is available in English only.

Project Management - SirsiDynix SMS Notification 1.00

Project management for SirsiDynix SMS includes a dedicated project manager to guide you through the implementation of SirsiDynix SMS. This includes, scheduling and coordination of SirsiDynix resources, holding project progress calls (if needed) and helping with a smooth transition to SirsiDynix customer support after the project is complete.

Product Delivery - SirsiDynix SMS Notification Software Installation 1.00

SirsiDynix eResource Central Gateway Services, Annual Subscription 1.00

eResource Central Gateway Services provides eBook integration which allows libraries to provide seamless access to all library resources via a single user interface. Open Library and Project Gutenberg content is available and included with this service.

SirsiDynix eRC Connector for hoopla digital, Annual Subscription 1.00

Provides access through SirsiDynix eResource Central Gateway Services to the approved content of one hoopla digital main account.
It does not include any 3rd Party fees which may be required by the Partner to use the content being accessed.

SirsiDynix eRC Connector for OverDrive, Annual Subscription 1.00

Provides access through SirsiDynix eResource Central Gateway Services to the approved content of one OverDrive main account.
It does not include any 3rd Party fees which may be required by the Partner to use the content being accessed.

Training - eRC-1101 SirsiDynix eResource Central (eRC), Self-Paced 1.00

One seat in the specified self-paced training class. Learn to configure eResource Central to work with your public catalog (Enterprise, BLUEcloud Mobile or BLUEcloud PAC).
Content available in English only.

Product Delivery - SirsiDynix eRC Gateway Services Installation 1.00

Includes installation and configuration of SirsiDynix eResource Central Gateway Services and one eRC connector.

Project Management - SirsiDynix eResource Central 1.00

SirsiDynix Web Services Connector for hoopla eRC Authentication, Annual Subscription 1.00

The SirsiDynix Web Services Connector allows the vendor to setup secondary authentication for a hoopla eRC connector.
It does not include any 3rd Party fees which may be required by the vendor to use the content being accessed.

Product Delivery - SirsiDynix eRC Additional Partner Setup	1.00
Includes configuration of one SirsiDynix eResource Central Partner.	
Project Management - SirsiDynix eResource Central	1.00
Product Delivery - SirsiDynix eRC Additional Partner Setup	1.00
Includes configuration of one SirsiDynix eResource Central Partner.	
Project Management - SirsiDynix eResource Central	1.00
SirsiDynix Web Services Connector for OverDrive eRC Authentication, Annual Subscription	1.00
The SirsiDynix Web Services Connector allows the vendor to setup secondary authentication for an OverDrive eRC connector. It does not include any 3rd Party fees which may be required by the vendor to use the content being accessed.	
Product Delivery - SirsiDynix Web Services Connector Installation	1.00
Installation of one 3rd Party Vendor Connector on one Web Services instance.	
Project Management - Web Services	1.00
Consulting - Go-Live, Distance, Consulting Support for Library's go-live, up to 8 hours	1.00
The purpose of access to a Go Live Consultant is to have an expert available to answer questions from members of the library staff, assist the System Administrator and make sure the staff is prepared to handle the day-to-day tasks using the new software.	
Syndetics Enriched Content Basic Public, Annual Subscription (Per 1000 Circ)	101.00
Enrichment Elements include: Author Notes, Booklist Reviews, Choice Reviews, Cover Images, First Chapters, Library Journal Reviews, Publisher's Weekly Reviews, School Library Journal Reviews, Summaries and Annotations and Tables of Contents.	

Product Delivery - Enriched Content Element Installation	1.00
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Product Delivery - Enriched Content Code Installation	1.00
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Project Management - Core Module Add On	1.00
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Project Management Services for the implementation of new/additional products either during an ILS Migration or as a standalone add on order for a current customer.

Terms and Conditions

This Quote is hereby fully incorporated into the current Agreement executed between SirsiDynix and Customer, if any.

SirsiDynix SymphonyWeb Subscriptions are based on the number of concurrent Staff Users. Customer may use SymphonyWeb for up to 25.00 concurrent Staff Users which may be divided among all production instances purchased. An increase in the number of concurrent Staff Users requires additional fees.

SIP2 Subscriptions are based on certified vendors. Customer is authorized for 1 certified vendor; an increase in the number of certified vendors requires additional fees.

SIP2 Subscriptions are based on certified vendors. Customer is authorized for an unlimited number of certified vendors.

Enriched Content Subscriptions are based on annual circulation. Customer is authorized for up to 101,000 annually circulated items; an increase in the annual circulation requires additional fees.

SirsiDynix may add and/or substitute equivalent Third-Party Products or Third-Party Services for any Third-Party Products or Third-Party Services included in this Quote in the event of product unavailability, Software requirements and/or model number changes.

Services performed by way of remote network access require ssh (Unix/Linux), Remote Desktop (Windows) or unattended Logmein Rescue (Windows) access for the duration of the project. Customer may limit connectivity to the SirsiDynix Corporate IP address or implement a Cisco AnyConnect VPN tunnel. Other remote connectivity options may incur additional fees, including onsite travel fees or may void the obligation of SirsiDynix to perform the project. A full description can be found in the Access Requirement for Support Guide on SirsiDynix's customer support website.

Customer's data must be provided to SirsiDynix in a format approved by SirsiDynix or additional data conversion/migration charges will apply. De-duping is the Customer's responsibility, unless stated otherwise in writing.

Customer shall not integrate products offered by third parties into Software or Subscriptions without a specific license to do so from SirsiDynix.

SirsiDynix shall have the right to aggregate and retain non-personally identifiable data.

If Third-Party EULAS are attached to this Quote, the terms and conditions contained therein will govern Customer's use of the associated Third-Party Products and Third-Party Services in addition to these Terms and Conditions.

Renewal and Payment Terms

The term of each quoted Subscription is for no less than the Initial Term and will automatically renew for consecutive subsequent terms equal to the Initial Term. Subscription and Support fees will be paid annually in advance. Following the first year of System operation, Subscription and Support fees will be subject to annual increases. Unless otherwise

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specifically stated in writing, Products and/or Services purchased at promotional prices or with promotional discounts do not qualify for such discounts or limitations on price increases for subsequent years.

SirsiDynix Products and Services, New Customers

- 50% of Year 1 total due upon contract signing
- 50% of Year 1 due upon date of initial live use of SirsiDynix System

Third-Party Products

- 100% due upon installation of Third-Party products

Any Access Metrics included in this quote will apply only to the Products and/or Services described herein.

Signature(s)

Customer Signature:

Celina Public Library

By:	_____	Job Title:	_____
	(Authorized Signature)		
Name:	_____	Date:	_____
	(Printed)		

Sirsi Corporation dba SirsiDynix Signature

By:	_____	Job Title:	_____
	(Authorized Signature)		
Name:	_____	Date:	_____
	(Printed)		

Billing Address:

Celina Public Library
142 N Ohio St
Celina
Texas
84655

End User License Agreement: Syndetics

- 1) "Agreement" means this Syndetics Usage Agreement and the Quote attached hereto.
- 2) "Syndetics Data" means the Syndetics Display Elements and Syndetics Unbound Display Elements listed in the Quote.
- 3) "Services" means the Syndetics and Syndetics Unbound Services by which the Syndetics Data is delivered to Subscriber, including any software contained therein.
- 4) "User Generated Content" means content uploaded by end users to the Services.
- 5) License. ProQuest hereby grants Subscriber a non-exclusive license to use Syndetics Data and the Services for the purposes described in this Agreement for the Subscription Period noted on the Quote and any renewals thereto.
- 6) Use and Restrictions. While it is understood that the Syndetics Data will be publicly available on open electronic networks, Subscriber will use the Syndetics Data only for the intended purpose of augmenting the Subscriber's own library online public access catalog or website. Subscriber may not convert Syndetics Data into MARC format, nor distribute or display the Syndetics Data in any third party applications, catalogs or websites.
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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
Initiated by: Alden Gleason
Date: June 10, 2025
Re: Upgrade safety and security cameras at multiple city sites.

Action Requested:

Consider and act to purchase a refresh to the existing camera system from Automation Integration through a cooperative contract with BuyBoard (733-24) for an amount not to exceed \$227,966.18. (Alexander)

Background Information:

In an effort to modernize technology, the City has chosen to standardize security cameras used in our new facilities with an enterprise cloud based video management system (VMS). This request is to upgrade the aging technology at our current facilities and replace them with a modern VMS. This will assist in reducing staff effort to maintain and manage multiple systems as well as replace broken cameras. The solution will enhance security while providing greater reliability, allowing IT to scale the system as the City continues to grow.

Staff requests authorization to procure upgrades to it's camera systems at Fire Station 1, Fire Station 2, Council Chambers, EDC, and Old Celina Park, through the following cooperative agreement.

- Cooperative Agency: BuyBoard
- Cooperative Contract #: 733-24

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Quote

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 approval as presented.

UPGRADE SAFETY AND SECURITY CAMERAS

Amy Alexander
Director of Information Technology
June 10, 2025



SECURITY CAMERAS

In an effort to modernize technology, the City has chosen to standardize security cameras used in our new facilities with an enterprise cloud based video management system (VMS). This request is to upgrade the aging technology at our current facilities and replace them with a modern VMS. This will assist in reducing staff effort to maintain and manage multiple systems as well as replace broken cameras. The solution will enhance security while providing greater reliability, allowing IT to scale the system as the City continues to grow.

Locations to be upgraded:

Fire Station 1, Fire Station 2, Council Chambers,
EDC, and Old Celina Park.

\$227,966.18

Tips Cooperative Contract #: 733-24





QUESTIONS?



Prepared for:
City of Celina.

Prepared by:
Eric Becker

We have prepared a quote for you

Camera Upgrades

Quote # 001720
Version 1



www.automationintegration.net

P: (214) 432-5981
E: eric@automationintegration.net

Tuesday, May 06, 2025

City of Celina.
Alden Gleason
501 E Pecan
Celina, TX 75009
agleason@celina-tx.gov

Dear Alden,

Buy Board Contract #733-24

Eric Becker
Director
Automation Integration



Fire Station 1

Description	Qty
Camera Removal Miscellaneous	7
Camera Relocate Miscellaneous	1
BuyBoard Standard Hours BuyBoard Other Standard Hours	16
Ava Aware 5MP Compact Dome 30 Day Ava Aware 5MP Compact Dome 30 Day	2
8MP, 30 Day, Alta, 4 head H5A Multisensor Camera; up to 10 yearwarranty with an active Aware license	1
Bullet Wide White 4K 30d	1
Quad Wall Mount Bracket	1
Quad Pole / Corner Bracket	1
Alta Video Subscription, per camera, including 30 days cloud storage, 10years	4
Bullet Conduit Back Box	1

Fire Station 2

Description	Qty
Camera Removal Miscellaneous	8
Camera Relocate Miscellaneous	1
BuyBoard Standard Hours BuyBoard Other Standard Hours	16
Ava Aware 5MP Compact Dome 30 Day Ava Aware 5MP Compact Dome 30 Day	1
8MP, 30 Day, Alta, 4 head H5A Multisensor Camera; up to 10 yearwarranty with an active Aware license	1
Bullet Wide White 4K 30d	1
Alta Video Subscription, per camera, including 30 days cloud storage, 10years	3
Bullet Conduit Back Box	1
Quad Pendant Head	1



Fire Station 2

Description	Qty
Quad Pendant Pipe 40cm	1
Quad Mounting Adaptor	1

Annex

Description	Qty
Camera Removal Miscellaneous	5
Camera Relocate Miscellaneous	2
BuyBoard Standard Hours BuyBoard Other Standard Hours	32
Ava Aware 5MP Compact Dome 30 Day Ava Aware 5MP Compact Dome 30 Day	8
8MP, 30 Day, Alta, 4 head H5A Multisensor Camera; up to 10 yearwarranty with an active Aware license	1
Bullet Wide White 4K 30d	1
Quad Wall Mount Bracket	1
Quad Pole / Corner Bracket	1
Alta Video Subscription, per camera, including 30 days cloud storage, 10years	10
Bullet Conduit Back Box	1
Quad Mounting Adaptor	1

EDC

Description	Qty
Camera Removal Miscellaneous	2
Camera Relocate Miscellaneous	2
BuyBoard Standard Hours BuyBoard Other Standard Hours	16
8MP, 30 Day, Alta, 4 head H5A Multisensor Camera; up to 10 yearwarranty with an active Aware license	2

EDC

Description	Qty
Quad Wall Mount Bracket	2
Quad Pole / Corner Bracket	2
Alta Video Subscription, per camera, including 30 days cloud storage, 10years	2

Old Celina Park Fiber

Description	Qty
PoE Extender, -25 to -57 VDC (Input), 2-Port, 60 W Power	13
Twisted Pair Patch Cord, Cat 6, Black, 24 AWG Conductor, Solid, RJ45 to RJ45, Black, 6 ft. lg	13
Fiber Connector, Zirconia, Field Installable, LC; UPC, Blue, OS2 12 pack	5
Hybrid Cable, Low Smoke Zero Halogen (LSZH), Black, Stranded, Multimode, 4 Fibers, OS2	15000
1000Base-LX Industrial SFP Single Mode LC Module (20km)	26
Fiber patch panel Fiber patch/splice panel, Black, Accepts sixteen G2 modular cassettes, 192 Fiber	1
Fiber cassette, WxHxD: 3.8 x 1.04 x 6.51 in	5
Fiber Patch Cord, 2 Fiber, LC/UPC, LC/UPC, G.657.A2; TeraSPEEDÂ®, Plenum, Yellow, Single Mode, 6 ft.	13
Starter Kit, 17-1/2 in. W x 1-3/4 in. H x 11-1/4 in. D	1
Power Express Module, 42 to 60 VDC, 0 to 20 A, 100 W Power	2
SPS DC Rectifier Controller, 57 VDC	1
Slimline SPS DC Rectifier Module, 42 to 58 VDC, 1600 W Power	1
FOUR MOD SNAPTRCK BS F/2MHLP	2
SURGE 48V HYB MOD PLUG-IN 2PR	7
19-SLOT CHASSIS 4 THE ION PLAT	1
10/100/1000BASE-T TO 1000BASE	13
BuyBoard Standard Hours	200
BuyBoard Other Standard Hours	



Old Celina Park Fiber

Description	Qty
-------------	-----

Old Celina Park Cameras

Description	Qty
BuyBoard Standard Hours BuyBoard Other Standard Hours	80
8MP, 30 Day, Alta, 4 head H5A Multisensor Camera; up to 10 yearwarranty with an active Aware license	7
Quad Wall Mount Bracket	7
Quad Pole / Corner Bracket	7
Bullet Conduit Back Box	10
Bullet Wide White 4K 30d	10
Ava Aware 5MP Compact Dome 30 Day Ava Aware 5MP Compact Dome 30 Day	1
Alta Video Subscription, per camera, including 30 days cloud storage, 10years	18



www.automationintegration.net

P: (214) 432-5981
E: eric@automationintegration.net

Camera Upgrades



Prepared by:

Automation Integration

Eric Becker
(214) 432-5981
eric@automationintegration.net

Prepared for:

City of Celina.

501 E Pecan
Celina, TX 75009
Alden Gleason
(469) 215-3046
agleason@celina-tx.gov

Quote Information:

Quote #: 001720

Version: 1
Delivery Date: 05/06/2025
Expiration Date: 05/27/2025

Quote Summary

Description	Amount
Fire Station 1	\$14,912.00
Fire Station 2	\$12,998.00
Annex	\$29,119.00
EDC	\$12,318.00
Old Celina Park Fiber	\$79,383.18
Old Celina Park Cameras	\$79,236.00
Total	\$227,966.18

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. All pricing includes a 3% discount for cash / check payment, payment by Credit Card will forfeit the discount.

Automation Integration

City of Celina.

Signature: _____
Name: Eric Becker
Title: Director
Date: 05/06/2025

Signature: _____
Name: Alden Gleason
Date: _____

Project Terms

Contract

- A. The general project description is contained in the attached document and related documents from herein referred to as the "Proposal"
- B. The specific work to be performed by Contractor is the installation of the specified system as outlined in the Proposal.
- C. The total amount to be paid by the owner for the performance (subject to additions and deductions by written change order) shall not exceed the total specified in the Proposal.
- D. Progress payments will be made according to the payment schedule below. Equipment will not be ordered until the equipment deposit has been submitted. These times are subject to the timing of the construction and the lead times required for the ordered equipment to be delivered.
- E. Payment is due immediately after invoicing. Unpaid balance beyond 10 days after invoicing of completed tasks as outlined in item D shall bear interest payable to Contractor at a rate of 1.5% per month simple interest.
- F. This Proposal expires 30 days following the date stated on the top of this agreement. No work will be scheduled without a deposit plus a signed copy of this agreement. All drawings and specifications contingent on agreement and retainer.
- G. If job is of a retro-fit/remodel nature on an existing structure, and scope of work exceeds time estimated to complete because of unforeseen circumstances, owner agrees that he/she will be back-charged at a rate of \$75 per man, per hour for all extra labor involved in completing the job.
- H. All drawings and documentation are contingent on retainer. Since preparing a proposal requires system design & engineering by a professional Systems Integrator, only one version of the proposal will be prepared without a retainer. If a second version is required or if project is for design & documentation only, a minimum \$400 Design Retainer will be collected. This Design Retainer will cover up to three additional designs and proposals, as well as one block-diagram drawing of the system. For a \$1000 Design Retainer, client will receive up to three versions, one block diagram drawing, plus one basic cabinet audio placement and specification drawing. The retainer covers design & engineering time and is non-ref
- I. Contractor reserves the right to replace proposed models in the case of obsolescence, discontinuation or unavailability with a comparable model of equal or greater value. Contractor will not be held responsible or liable in any way for any said product's obsolescence, discontinuation or unavailability.

1. Contract Documents and Details

The contract documents consist of this agreement, including all general provisions, special provisions, specifications, drawings, addenda, change orders, written interpretations, and written orders for minor changes in work. Work not covered by contract documents will not be required unless it is required by reasonable inference as being necessary to produce the intended result. The costs associated with any related work or materials, including, but not limited to electrical, drywall, painting, cabinets are not included unless specifically documented in the proposal. Contractor is not responsible for any underground trenching or laying or supplying of conduit for outside wiring.

2. Time

With respect to schedule completion of the tasks in section D, time is of the essence. If Contractor is delayed at any time in the progress of the work by owner change orders, fire, labor disputes, acts of God or other causes beyond Contractor's control, the completion schedule for the work or affected parts of the work shall be extended by the same amount of the time caused by the delay.

3. Payments and Completion

The above Payment Schedule is a guideline and approximation. Since contractor will, if possible, open, test and burn-in equipment before delivery, all components must be paid for before delivery to job site. Payments may not be withheld under any circumstances. Any disputes due to legal claims will be settled independently in good faith between the parties. Final payment shall be due immediately following completion of the project. Contractor will hold owner harmless with respect to claims of subcontractors and suppliers.

4. Insurance

Contractor shall purchase and maintain such insurance necessary to protect from claims under workers compensation and from any damage to the owners property resulting from the conduct of this contract.

5. Changes in the Contract



The owner may order changes, additions, or modifications without invalidating the contract. Such changes must be in writing and signed by the owner. The contractor shall provide the owner in writing the amount of additional costs or cost reductions resulting from changes ordered within 15 working days unless this requirement is waived in writing by the owner. Change Orders shall be paid in full upon acceptance of change and shall not alter the contract's payment schedule. In case of product unavailability or discontinuation, contractor reserves the right to substitute equipment of equal or better quality. Contractor will be held blameless in case of product unavailability or discontinuation.

6. Warranty

Contractor warrants all parts and labor involved in an installation for six months. Contractor will also be glad to help the client get their manufacturer-warranted equipment serviced through out the life of the said warranty.

7. Security

In the course of completing items under this contract and proposal it is possible for contractor to install such items requiring passwords, or to have access to user names and passwords of clients existing equipment. This shall be provided to Contractor in a timely manner, and shall be safe-kept by contractor, with limited access to only those employees requiring use of such items to complete requested work.

8. Retention of Title

Contractor shall retain title to any materials that Contractor supplies. Title shall not pass to Owner until satisfactory payment is made for any portion of the work performed, including subsequent extra work and/or change-orders. Materials shall not be deemed to become a part of real property, regardless of their severability, until Owner makes the entire Agreement payment. Contractor may remove an amount or portion of materials equivalent in value to any payment then in default. No part of this provision may be asserted against any prior or subsequent lien holder whose lien has been granted as a security interest in the property for purposes of financing its improvement in any manner, or any assignee or successor of such a lien holder.



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
Initiated by: Drew Jenks
Date: June 10, 2025
Re: Southeast Pump Station Ground Storage Tank Testing

Action Requested:

Consider and act to approve a work authorization for testing services for the construction of the Southeast Pump Station and Ground Storage Tank with WSB, LLC, for an amount not to exceed \$176,709.00. (Glasgow)

Background Information:

On April 24, 2025, the City received responses to Bid 2025-032 for the Southeast Pump Station and Ground Storage Tank project. The project primarily includes the construction of the pump station building, associated electrical and instrumentation, backup generator, One 8-MG Precast Concrete Ground Storage Tank, separate chemical building and lab, associated yard piping, four (4) 450 HP vertical turbine pumps (in cans) as well as two (2) additional pump cans for the future vertical turbine pumps and site civil improvements including site utilities and paving. The construction also includes earthwork preparation, hydraulic cement concrete storm, subgrade density embankment, masonry inspection, and structural steel inspections. 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. Staff Presentation
2. Location Map
3. Southeast Pump Station WA WSB

Financial Consideration:

Funding is available through 2025 bond funds and future bond issuance. Expenditures 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.

SOUTHEAST PUMP STATION & GROUND STORAGE TANK MATERIAL TESTING

WORK AUTHORIZATION

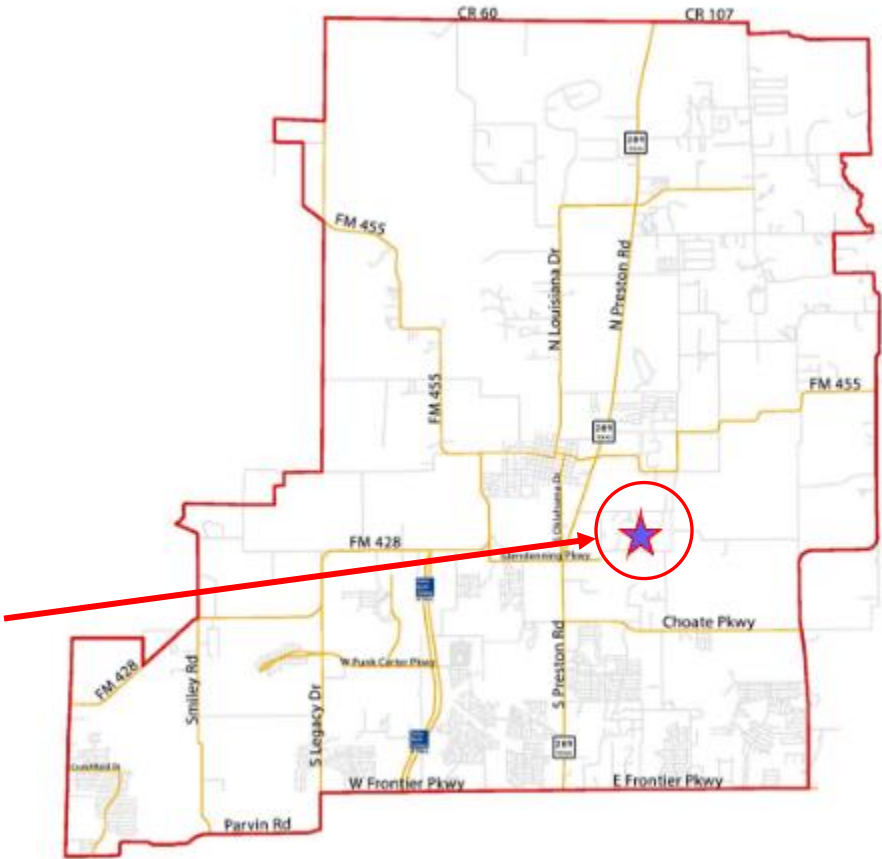
June 10, 2025

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



LOCATION MAP

Southeast PS & GST Site



INTRODUCTION

- This item is to consider and act to approve a work authorization for testing services for the construction of Southeast Pump Station and Ground Storage Tank project.
- The construction includes earthwork preparation, hydraulic cement concrete storm, subgrade density embankment, masonry inspection and structural steel inspections.
- Quality assurance material testing needed.

WORK SCOPE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Embankments, Utilities & Subgrade Testing & Inspection					
195	Moisture/Density Proctor	6	Each	\$ 242.00	\$ 1,452.00
114	Flexbase Proctor	2	Each	\$ 360.00	\$ 720.00
193	Atterberg Limits	8	Each	\$ 80.00	\$ 640.00
287	Sampling Fee	4	Hourly	\$ 70.00	\$ 280.00
187	Densities on Embankments/Utilities - Tech Time	460	Hourly	\$ 70.00	\$ 32,200.00
187	Densities on Embankments/Utilities - Equipment (Per Shot)	247	Each	\$ 15.00	\$ 3,705.00
201	Proof Roll Inspection/Observation	20	Hourly	\$ 70.00	\$ 1,400.00
700	Trip Charges	104	Each	\$ 105.00	\$ 10,920.00
500	Reporting	113	Each	\$ 20.00	\$ 2,260.00
Hydraulic Cement Concrete					
116	Sieve Analysis	6	Each	\$ 121.00	\$ 726.00
111	Magnesium Soundness	1	Each	\$ 412.00	\$ 412.00
109	L.A. Abrasion	1	Each	\$ 303.00	\$ 303.00
321	Making Cylinders and Testing Concrete (Air, Slump, Temp) (Set of 4)	89	Each	\$ 83.00	\$ 7,387.00
320	Making Cylinders and Testing Concrete (Air, Slump, Temp) (Set of 3)	34	Each	\$ 63.00	\$ 2,142.00
315	Slump test - each load for tank construction	132	Each	\$ 37.00	\$ 4,884.00
301	Compressive Strength Curing and Disposal (EA)	456	Each	\$ 28.00	\$ 12,768.00
328	Making Cylinders and Testing Flowable Fill (Fluidity, Slump, Temp) (Set of 4)	10	Each	\$ 83.00	\$ 830.00
205	Pier Inspection	40	Hourly	\$ 70.00	\$ 2,800.00
206	Rebar Inspection	30	Hourly	\$ 70.00	\$ 2,100.00
184	Cylinder Pick Up - Per Set	99	Each	\$ 10.00	\$ 990.00
306	ACI Certified Technician	340	Hourly	\$ 70.00	\$ 23,800.00
700	Trip Charges	109	Each	\$ 105.00	\$ 11,445.00
500	Reporting	362	Each	\$ 20.00	\$ 7,240.00
Masonry Inspection and Testing					
375	Sampling and Testing Grout (set of 4)	25	Each	\$ 83.00	\$ 2,075.00
380	Sampling and Testing Mortar (Set of 6)	25	Each	\$ 125.00	\$ 3,125.00
376	Compressive Strength - Grout - (Set of 4)	25	Each	\$ 112.00	\$ 2,800.00
381	Compressive Strength - Mortar (Set of 6)	25	Each	\$ 165.00	\$ 4,125.00
352	CMU Prism Testing (Set of 3)	25	Each	\$ 375.00	\$ 9,375.00
306	Masonry Inspector Level B in TMS 402/ACI 530/ASCE 5	96	Hourly	\$ 70.00	\$ 6,720.00
700	Trip Charges	50	Each	\$ 105.00	\$ 5,250.00
500	Reporting	197	Each	\$ 20.00	\$ 3,940.00
Structural Steel Inspection and Testing					
SUB	Structural Steel/Weld Inspector	80	Hourly	\$ 70.00	\$ 5,600.00
SUB	Trip Charge - Welding/Steel Inspector	10	Each	\$ 120.00	\$ 1,200.00
Additional Fees					
246	Project Manager	1	Hourly	\$ 175.00	\$ 175.00
241	Lab Manager	2	Hourly	\$ 140.00	\$ 280.00
244	Administration	8	Hourly	\$ 80.00	\$ 640.00
				TOTAL =	\$ 176,709.00

QUESTIONS?

LOCATION MAP

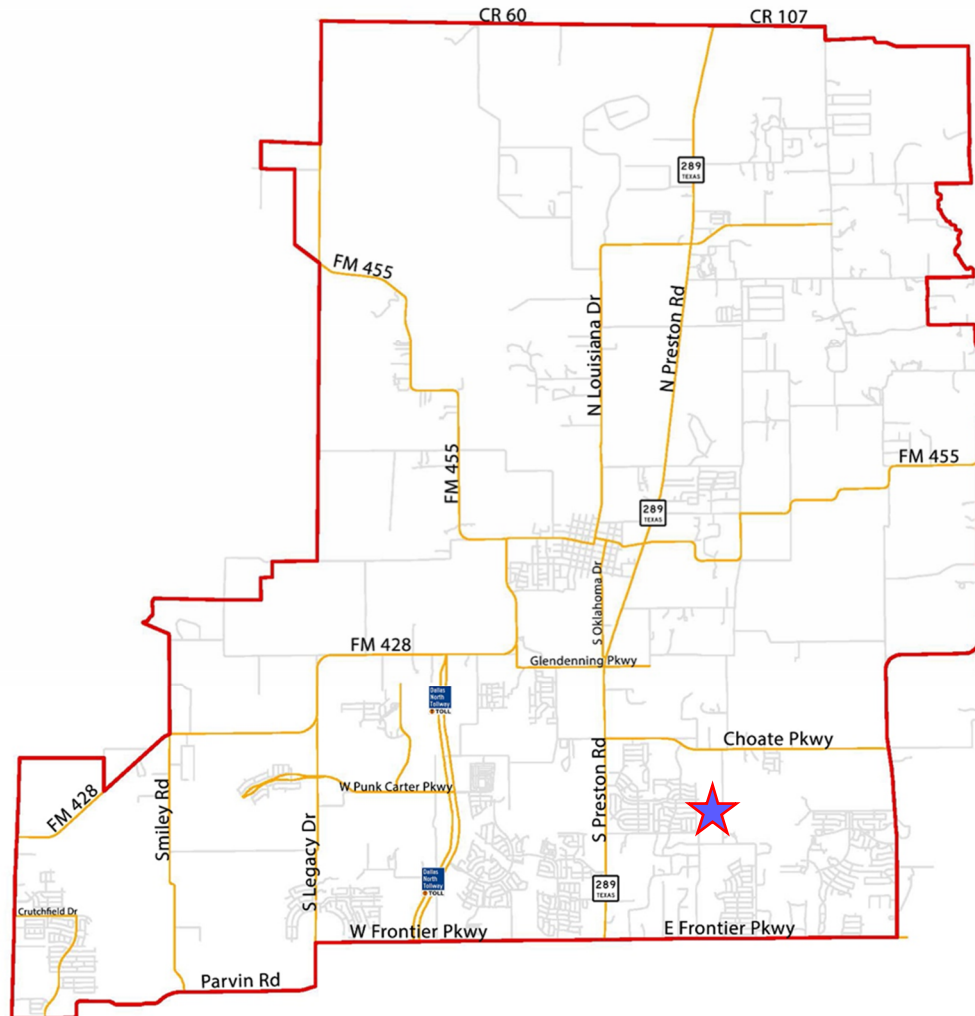


EXHIBIT B - WORK AUTHORIZATION

MAPS #	2021-0085 WSB	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 **WSB** (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:	Southeast Pump Station and Ground Storage Tank		
Engineer Project #:	R-030568-000	Work Authorization Date:	
Engineer:	WSB		
Purchase Order#:		Project #:	
Engineer Representative	Kelly Selman, P.E.	Owner Representative:	

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Submission Date:	Submit invoice by the 10 th 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

Signature

Printed Name & Title

Date

ENGINEER

Kelly Selman, P.E.

Signature

Kelly Selman, P.E.

Printed Name & Title

5-13-2025

Date

Exhibit A
Scope of Work

WSB will provide materials testing and inspection services for the Southeast Pump Station.

Exhibit B

Estimate of Material Testing



To: Linda Majeed
City of Celina
LMajeed@celina-tx.gov

Project: Southeast Pump Station
Location: Celina, TX
County: Collin

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Embankments, Utilities & Subgrade Testing & Inspection					
195	Moisture/Density Proctor	6	Each	\$ 242.00	\$ 1,452.00
114	Flexbase Proctor	2	Each	\$ 360.00	\$ 720.00
193	Atterberg Limits	8	Each	\$ 80.00	\$ 640.00
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201	Proof Roll Inspection/Observation	20	Hourly	\$ 70.00	\$ 1,400.00
700	Trip Charges	104	Each	\$ 105.00	\$ 10,920.00
500	Reporting	113	Each	\$ 20.00	\$ 2,260.00
Hydraulic Cement Concrete					
116	Sieve Analysis	6	Each	\$ 121.00	\$ 726.00
111	Magnesium Soundness	1	Each	\$ 412.00	\$ 412.00
109	L.A. Abrasion	1	Each	\$ 303.00	\$ 303.00
321	Making Cylinders and Testing Concrete (Air, Slump, Temp) (Set of 4)	89	Each	\$ 83.00	\$ 7,387.00
320	Making Cylinders and Testing Concrete (Air, Slump, Temp) (Set of 3)	34	Each	\$ 63.00	\$ 2,142.00
315	Slump test - each load for tank construction	132	Each	\$ 37.00	\$ 4,884.00
301	Compressive Strength Curing and Disposal (EA)	456	Each	\$ 28.00	\$ 12,768.00
328	Making Cylinders and Testing Flowable Fill (Fluidity, Slump, Temp) (Set of 4)	10	Each	\$ 83.00	\$ 830.00
205	Pier Inspection	40	Hourly	\$ 70.00	\$ 2,800.00
206	Rebar Inspection	30	Hourly	\$ 70.00	\$ 2,100.00
184	Cylinder Pick Up - Per Set	99	Each	\$ 10.00	\$ 990.00
306	ACI Certified Technician	340	Hourly	\$ 70.00	\$ 23,800.00
700	Trip Charges	109	Each	\$ 105.00	\$ 11,445.00
500	Reporting	362	Each	\$ 20.00	\$ 7,240.00
Masonry Inspection and Testing					
375	Sampling and Testing Grout (set of 4)	25	Each	\$ 83.00	\$ 2,075.00
380	Sampling and Testing Mortar (Set of 6)	25	Each	\$ 125.00	\$ 3,125.00
376	Compressive Strength - Grout - (Set of 4)	25	Each	\$ 112.00	\$ 2,800.00
381	Compressive Strength - Mortar (Set of 6)	25	Each	\$ 165.00	\$ 4,125.00
352	CMU Prism Testing (Set of 3)	25	Each	\$ 375.00	\$ 9,375.00
306	Masonry Inspector Level B in TMS 402/ACI 530/ASCE 5	96	Hourly	\$ 70.00	\$ 6,720.00
700	Trip Charges	50	Each	\$ 105.00	\$ 5,250.00
500	Reporting	197	Each	\$ 20.00	\$ 3,940.00
Structural Steel Inspection and Testing					
SUB	Structural Steel/Weld Inspector	80	Hourly	\$ 70.00	\$ 5,600.00
SUB	Trip Charge - Welding/Steel Inspector	10	Each	\$ 120.00	\$ 1,200.00
Additional Fees					
246	Project Manager	1	Hourly	\$ 175.00	\$ 175.00
241	Lab Manager	2	Hourly	\$ 140.00	\$ 280.00
244	Administration	8	Hourly	\$ 80.00	\$ 640.00
TOTAL =					\$ 176,709.00

*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:

John Golleher
Director of Materials
Jgolleher@wsbeng.com

5/13/2025
Date

Accepted by:

Signature

Print

Date

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.



Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Karla Stovall, Assistant City Manager, Kimberly Brawner, Assistant City Manager
Initiated by: Dawn Berry
Date: June 10, 2025
Re: Development Software RFP 2025-024

Action Requested:

Consider and act to award Bid 2025-024 for Development Software by South Central Planning and Development Commission for an amount of \$21,000.00 for year one and an estimated cost of \$105,000.00 for five years, plus installation and travel fees estimated at \$4,320.00. (McAfee)

Background Information:

The City hired Baker Tilly to complete a permitting process assessment in July 2024. The report received from Baker Tilly found that the current permitting software, MyGov 5, does not meet the City's needs. Since the transition to MyGov 5 from MyGov 4 in June 2023, the software has had usability issues and lacks integration across departments. Processes that should be performed in the permitting software, such as project submittal and tracking, are currently handled via email and Excel spreadsheets due to the software's limited functionality.

An RFP for a new permitting software to replace MyGov 5 was issued in February 2025. On March 27, 2025, the City received responses to RFP 2025-024 for Development Services Software. The solicitation was advertised in the local paper and posted on the City's eProcurement system, where 223 vendors were notified. Four no-bids and five responses were received.

An initial review was conducted by Purchasing to determine whether the minimum requirements were met. Two of the vendors did not meet the requirements and were not advanced to the second round of evaluation. Three responses were sent to the evaluation committee for review. The committee consisted of staff from multiple departments. Each evaluator reviewed the responses. The committee selected the two firms to interview and receive demonstrations of their respective software. All committee members participated in vendor interviews and unanimously selected My Government Online (MGO), developed by the South Central Planning &

Development Commission.

MGO offers an all-in-one solution that includes a customer portal, digital plan review, work order management, project management, and contractor licensing. MGO is the product of the South Central Planning & Development Commission, a governmental entity of the State of Louisiana. The project is anticipated to begin in the Summer of 2025, with implementation to be completed in early 2026.

Legal Review:

The contract has been previously reviewed and approved.

Supporting Documents:

1. Staff Presentation
2. Final Celina TX MGO ILA License Agreement
3. ScoringDetail

Financial Consideration:

Funding is available 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 RFP 2025-024 as presented.

PERMITTING SOFTWARE

City Council - Worksession
June 10, 2025



BACKGROUND

- The Baker Tilly Permitting Process Assessment Project Report found:
 - The current permitting software does not meet the City's needs
 - The need for new permitting software
- An RFP was issued in February
- Staff from multiple departments reviewed the bids
- Staff participated in vendor interviews to select the best fit
- A lone finalist was the unanimous choice of all departments based upon the bid, interviews, demonstrations, and feedback from other cities

TIMELINE

- ~~February – RFP Issued~~
- ~~March – Bids Evaluated~~
- ~~May – Vendor Interviews Held~~
- June – City Council (Consent)

SELECTED SOFTWARE

- Staff reviewed three bids and ultimately selected My Government Online (MGO)
- MGO offers an all-in-one solution that includes a customer portal, digital plan review, work order management, project management, and contractor licensing
- Structuring and building the software will begin in the Summer
- Implementation is estimated to be complete in early 2026
- Funding is available in the current budget

POLICY CONSIDERATIONS

- Increased automation and efficiencies
- Increased service to the development community
- Streamlined processes and plan review timelines
- Elimination of unnecessary manual input
- More sophisticated reporting
- Greater accountability
- Taxpayer stewardship

RECOMMENDATION

Staff recommends approval

INTERLOCAL AGREEMENT FOR LICENSING MYGOVERNMENTONLINE (MGO) SOFTWARE

SECTION 1. PARTIES AND PURPOSE

- 1.1 The City of Celina, Texas ("City" or Licensee"), located at 142 N. Ohio Street, Celina, TX 75009.
- 1.2 The South Central Planning and Development Commission ("Licensor" or "SCPDC") is a regional planning commission and political subdivision of the State of Louisiana, domiciled in Terrebonne Parish, 5058 W. Main Street, Houma, LA 70360. The district was established in 1973 and created by law in 1978 under State Act 472. The statute allows its member governmental entities to collaborate through SCPDC to provide long-range planning, act as a liaison with state and federal entities, provide guidance on current issues affecting government, and offer services to businesses and citizens.
- 1.3 SCPDC has developed a comprehensive suite of government management software modules collectively known as MyGovernmentOnline (MGO) Software (the "SCPDC Software"). This contract is entered into between the Licensee and SCPDC under Chapter 791 of the Government Code to license the Licensee to use the SCPDC Software under certain terms and conditions.

This INTERLOCAL AGREEMENT (the "Agreement") is entered into by and between SCPDC and the Licensee and describes the terms and conditions under which SCPDC shall license to the Licensee the use of and provide support for certain Software (as defined below). In consideration of the mutual promises and the terms and conditions set forth below, the parties agree as follows:

SECTION 2. DEFINITIONS

- 2.1 **CONFIDENTIAL INFORMATION** means this Agreement, including all its terms and schedules, any addenda signed by both parties, all Software listings, documentation, information, data, drawings, benchmark tests, specifications, trade secrets, object code, machine-readable copies of the Software, source code related to the Software, and any other proprietary information supplied to the Licensee by SCPDC or by the Licensee to SCPDC, and clearly marked as "Confidential Information," including all items defined as "Confidential Information" in any other agreement between the Licensee and SCPDC, whether executed before or after the date of this Agreement.

Proprietary Information and Texas Public Information Act: All material submitted to the City shall become public property and subject to the Texas Public Information Act upon receipt. If SCPDC does not wish proprietary information to be disclosed, each page must be clearly identified and marked as proprietary at the time of submittal, or alternatively, all proprietary information may be placed in a separate folder or appendix and clearly marked as proprietary. The City will, to the extent allowed by law, endeavor to protect such information from public disclosure. The final decision on what information must be disclosed rests with the Texas Attorney General. Failure to mark information as proprietary will result in all unmarked information being deemed non-proprietary and available to the public. The City may choose to place unmarked information on its website or a similar public database without prior consent from SCPDC.

If any provision in this Agreement conflicts with the Texas Government Code, Chapter 552 (the "Public Information Act") that provision will be void. The City and its officers and employees may request advice from the Attorney General regarding the application of the Public Information Act to any items furnished to the City. The City shall have no liability for the disclosure of any information in reliance on the Attorney General's opinion.

- 2.2 **DOCUMENTATION** means any online help files, instruction manuals, operating instructions, user manuals, and specifications provided by SCPDC that describe the use of the Software, either accompanying the Software or provided to the Licensee at any time.

- 2.3 **EFFECTIVE DATE** means the later of the dates on which the Licensee and SCPDC have signed this Agreement.
- 2.4 **EQUIPMENT** means the computer system, including peripheral equipment and operating system software, specified in Schedule B.
- 2.5 **UPDATES** refers to changes, improvements, or enhancements made to the SCPDC Software. Updates may include the addition of new features, improvements to existing functionality, bug fixes, or other modifications aimed at improving performance, usability, or security. Major Updates introduce significant new features or functionalities that enhance the overall capabilities of the Software. Minor Updates include incremental changes, performance optimizations, routine maintenance, and minor feature enhancements. SCPDC retains sole discretion in determining the timing, content, and classification of Updates as Major or Minor. Unless otherwise stated, all Updates are deployed seamlessly to the system as part of the continuous improvement of the SCPDC Software.
- 2.6 **SOFTWARE** means the computer software programs specified in "Fee Schedule" and otherwise provided for Licensee use under this Agreement.
- 2.7 **USE** means the loading, utilization, storage, or display of the Software by the Licensee for its internal information processing and by end-users accessing the Licensee's website via the Internet.
- 2.8 **PERMIT** means any type of permit, including, but not limited to, new construction permits, building permits, structure renovation permits, mechanical permits, plumbing permits, gas permits, electrical permits, and sign permits. Multiple permits listed under one number will not be considered a single permit for calculating funds owed to MGO under this Agreement if applicable.
- 2.9 **LICENSE FEE(S)** means all payments due under this Agreement, including the permit volume package amount, custom quotes, and payments for elected add-on modules as detailed in the fee schedule
- 2.10 **RESPONSE CENTER AND CONTACT PROCEDURE** refers to SCPDC's designated support center located at 5058 West Main Street, Houma, LA 70360, with hours of operation from 8:00 a.m. to 4:30 p.m. Licensee can contact the support team via telephone at 1-866-957-3764 or email at support@mygovernmentonline.org. The primary contact for inquiries or notices is Ryan Hutchinson, Chief Technology Officer (CTO).
- 2.11 **OPERATIONAL ACCEPTANCE** (informally referred to as "live"): The point at which a billable software subscription, or any part thereof, is actively used by the Jurisdiction to process real data in support of its operations. It is achieved when the Software is utilized for real-world activities. Operational Acceptance may also be determined by (ii) the date the Licensor is notified in writing by MGO that the module's configuration is complete and ready for use, provided the Licensor does not object to its use within 30 days of notification.
- 2.12 **BILLING START DATE**: The date on which billing for a software subscription, as outlined in the "Fee Schedule" begins. Billing commences upon achieving "Operational Acceptance." If the Billing Start Date falls in the middle of a month, charges for that month will be prorated accordingly. Each Software Subscription may have a separate billing start date, depending on when the software subscription achieves Operational Acceptance.
- 2.13 **SOFTWARE SUBSCRIPTION**: Software Subscription refers to a specific project type or module provided under this Agreement, as identified in the fee schedule. Each subscription can be uniquely configured with distinct options and assigned to individual users.

SECTION 3. LICENSE, DELIVERABLES, AND COPIES

3.1 LICENSE GRANT

- (a) (amended) Subject to the terms of this Agreement, MGO grants the Licensee a nonexclusive, nontransferable, royalty-bearing user license during the term of this Agreement to use ' 'MGO's Software, accessible via the Internet, on one or more servers controlled by or on behalf of the Licensee, solely for the purpose of utilizing ' 'MGO's products. This includes internal use of the

Software for providing services to customers, allowing access to the portal for permit research and requests, and all other governmental purposes. The license excludes sublicensing, uploading, transferring, or providing direct access to the Software to any third party without prior written consent, including access on a standalone basis. Documentation use is included in connection with this license. **Licensee acknowledges that MGO retains all intellectual property rights in and to the Software, including any enhancements, modifications, and derivative works. The Licensee has no ownership rights in the Software, its source code, or any related intellectual property rights.**

- (b) **OWNERSHIP:** MGO retains all ownership rights, titles, and interests in the Software and reserves all rights not expressly granted. This license does not transfer intellectual property rights or title to the Software, Documentation, or related copyrights, patents, or trademarks. The Licensee may not:

- (i) Transfer or sublicense any copies of the Software to third parties.
- (ii) Modify, decompile, reverse-engineer, or access the source code of the Software.
- (iii) Copy the Software beyond necessary backups or disaster recovery purposes.
- (iv) Develop interface products or add-on modules for the Software without MGO's express written permission.

- 3.2 **DELIVERABLES:** MGO will provide a web address where the Licensee can access a unique "jurisdiction login" with individual usernames and passwords for authorized users.

- 3.3 **COPIES:** Copies of Documentation must retain all proprietary markings, titles, and notices, including copyright and trademark symbols.

SECTION 4. LICENSE RESTRICTIONS

- 4.1 **LICENSEE LIMITATIONS:** The Licensee agrees not to:

- (a) Sell, lease, license, or sublicense the Software or Documentation.
- (b) Decompile, disassemble, or reverse-engineer the Software.
- (c) Develop derivative or competitive Software based on the Software or Confidential Information.
- (d) Use the Software on a service bureau basis.
- (e) Provide unauthorized third-party access to the Software without prior consent from MGO.

SECTION 5. LICENSE FEE

- 5.1 **LICENSE FEE:** The Licensee will pay fees specified in Schedule A, calculated based on Software use. Transactions housed outside the system to avoid fee obligations are prohibited.

- 5.2 **TAXES:** Both parties are tax-exempt, and no taxes are expected. Each party remains individually responsible for any applicable taxes on their employees or property.

- 5.3 **NO OFFSET:** The Licensee cannot withhold or offset payments owed under this Agreement against other amounts.

SECTION 6. MAINTENANCE AND SUPPORT

- 6.1 **OBLIGATION:** The Licensee must remain current on fee payments to receive Maintenance and Support as outlined in Schedule C. Failure to pay fees is a material breach and may lead to termination of support rights under this Agreement and deactivation of Licensee user accounts.

- 6.2 **SERVICE LEVEL AGREEMENT (SLA) OF MAINTENANCE AND SUPPORT:** Maintenance and Support shall be provided based on the severity of the issue reported. For Tier 1 (Low Priority, Non-Critical Issues), SCPDC will respond within one (1) business day, document the issue, and evaluate it for

potential inclusion in a future product update. For Tier 2 (Medium Priority, Minor Service Interruptions or Workarounds Required), SCPDC will respond within six (6) hours during standard business hours and provide a patch or workaround within five (5) business days, with the issue resolved or documented in a future product update. For Tier 3 (High Priority, Critical System Failures, or Major Service Interruptions), SCPDC will respond within three (3) hours during standard business hours and provide a patch or workaround by the next business day, with full resolution or documentation included in a future product update. SCPDC will make reasonable efforts to adhere to these response times but reserves the right to prioritize issues to ensure overall system stability and alignment with the development roadmap.

SECTION 7. LIMITED WARRANTY AND LIMITATION OF LIABILITY

- 7.1 **WARRANTY:** MGO warrants that the Software will perform as documented under normal use during the contract term. In cases of non-conformance, MGO will repair or replace the Software. This warranty applies only if:
- (a) The Software is appropriately used according to instructions.
 - (b) No unauthorized modifications have been made.
 - (c) No deviations from the documentation were requested by the Licensee.
- Pre-production versions are provided "as-is."
- 7.2 **DISCLAIMER:** MGO disclaims all implied warranties, including merchantability, fitness for a particular purpose, and non-infringement. MGO is not responsible for software issues arising from non-MGO use.
- 7.3 **LIMITATION OF LIABILITY:** MGO's liability will not exceed the License Fee paid. MGO is not liable for lost profits, business interruptions, or other indirect damages.
- 7.4 **ALLOCATION OF RISK:** The terms reflect the allocation of risk and the limitations of liability.
- 7.5 **CLAIMS:** Claims must be brought within one year of the cause of action. A cause of action is deemed to occur when the breach occurs.

SECTION 8. FORCE MAJEURE

- 8.1 **FORCE MAJEURE:** Neither party shall be liable for failure to perform its obligations under this Agreement (except for payment obligations) if such failure is due to any cause beyond the reasonable control of the affected party, including, but not limited to acts of God, war, terrorism, strikes, civil disturbance, governmental regulations, fire, flood, natural disaster, or failure of third-party service providers or other technology failures. The party affected by a Force Majeure event shall notify the other party promptly and use commercially reasonable efforts to mitigate the impact of the Force Majeure event. If the Force Majeure event persists for more than 30 days, either party may terminate this Agreement by providing written notice to the other party.

SECTION 9. OWNERSHIP OF INTELLECTUAL PROPERTY

- 9.1 **OWNERSHIP OF INTELLECTUAL PROPERTY:** MGO retains all rights, title, and interest in and to the Software, Documentation, and any other materials related to the Software, including any intellectual property rights, patents, copyrights, trademarks, and trade secrets associated with the Software. Nothing in this Agreement shall be construed as transferring any intellectual property rights to the Licensee. The Licensee agrees not to challenge, dispute, or interfere with 'MGO's ownership rights in the Software, Documentation, or any related intellectual property.
- 9.2 **NO TRANSFER OF INTELLECTUAL PROPERTY:** The Licensee acknowledges that this Agreement grants only a limited license to use the Software as specified in Section 3.1, and no other rights or licenses in or to any intellectual property of MGO are granted. Any modifications, customizations, or derivative works made by the Licensee or on its behalf shall be the exclusive property of MGO, and the Licensee agrees to assign any rights it may have in such works to MGO without further compensation.

SECTION 10. LICENSEE DATA

- 10.1 **OWNERSHIP OF DATA:** SCPDC agrees that all data created by Licensee in the Software system belongs solely to the Licensee and shall be subject to the terms and conditions set forth in this Agreement regarding Licensee Data. To the extent permitted by law, in the event of the termination or nonrenewal of this Agreement, SCPDC warrants that ' 'Licensee's data and any information stored by SCPDC as a result of the ' 'Licensee's use of the SCPDC Software will be returned to the Licensee in a commercially reasonable format.

SECTION 11. PROJECT ABANDONMENT

- 11.1 **ABANDONMENT OF DEVELOPMENT AND SUPPORT:** Should SCPDC abandon development and support of the MyGovernmentOnline (MGO) system, SCPDC agrees to license the last stable source code release of the Software to the Licensee under an open-source license agreement. The specific open-source license agreement, such as GNU or another comparable license, will be selected by SCPDC at the time of abandonment.

SECTION 12. WAIVER

- 12.1 No waiver of any provision of this Agreement or of a party's rights or remedies under this Agreement will be effective unless in writing. A ' 'party's failure, neglect, or delay in enforcing any provision, right, or remedy under this Agreement will not be deemed a waiver of those rights or remedies. Such inaction will not affect the validity or enforceability of any provision of this Agreement or prejudice the ' 'party's right to take future action. Except as expressly stated in this Agreement, the exercise or enforcement of any right or remedy under this Agreement will not preclude the enforcement of any other right or remedy available by law or under this Agreement.

SECTION 13. SEVERABILITY

- 13.1 If any term, condition, or provision of this Agreement is found to be invalid, unlawful, or unenforceable, the parties will work in good faith to amend the Agreement to reflect its original intent as closely as possible. If no agreement can be reached, the invalid term, condition, or provision will be severed, and the remaining terms, conditions, and provisions will remain valid and enforceable to the fullest extent permitted by law.

SECTION 14. TERM AND TERMINATION

- 14.1 SCPDC will provide the Licensee with a valid license to use the Software, along with Maintenance and Support, beginning on the Effective Date for an ***initial term of five (5) years***. After the initial term, the license, Maintenance, and Support will automatically renew for successive one (1)-year terms, for a maximum of five (5) additional one-year terms, unless the Licensee provides SCPDC with written notice of non-renewal at least ninety (90) days before the expiration of the current term.

SECTION 15. STANDARD TERMS OF LICENSEE

- 15.1 Any terms, provisions, or conditions set forth in a purchase order, acknowledgment, or other business form issued by the Licensee in connection with the acquisition or licensing of the Software will have no effect on the 'parties' rights, duties, or obligations under this Agreement. Such terms will not modify this Agreement, regardless of ' 'SCPDC's failure to object to them.

SECTION 16. AMENDMENTS TO THIS AGREEMENT

- 16.1 This Agreement may only be amended by a written document signed by both parties.

SECTION 17. FEE SCHEDULE

- 12.1 **EXPENSES.** The License Fee and service fees do not include Reimbursable Expenses. SCPDC will invoice the Licensee for any identified Reimbursable Expenses, which the Licensee agrees to reimburse promptly. Reimbursable Expenses are defined as costs incurred directly in connection with Authorized

On-Site Visits and other services performed under this Agreement, specifically related to travel and transportation, unless otherwise agreed upon in writing. Reimbursement for lodging, mileage, and meals will be based on the Federal GSA per diem rates published on GSA.gov. Travel expenses, including car rentals and airline tickets, will be reimbursed at actual cost. A 10% administrative fee will be applied to the total of all reimbursable expenses.

The Licensee may also elect to pay a flat rate of \$3,000 per trainer per trip, not to exceed five (5) business days. Reimbursable Expenses will be invoiced as soon as practical, and the Licensee is expected to provide payment within 30 days of the invoice date.

Commented [DB1]: @Ryan H What is the difference between this fee and the two training trips listed below?

12.2 **AUTHORIZED ON-SITE VISIT.** An "Authorized On-Site Visit" refers to any visit by 'SCPDC's support staff or trainers to the Licensee's facilities to provide training or other services mutually agreed upon by both parties. Site visits will only be scheduled and conducted after receiving explicit authorization from the Jurisdiction. The scope and timing of any on-site visit will be agreed upon in advance.

12.3 **LICENSE FEES.** The License Fee is billed monthly unless the Jurisdiction requests a different payment schedule, which must be mutually agreed upon by the Licensor.

Commented [DB2]: @Ryan H. This is a duplicative statement.

Description	Monthly Cost	Cost Per Year
Development: Permitting, Planning & Code Modules	\$ 1,520.00	\$ 18,240.00
GIS Integration	\$ 230.00	\$ 2,760.00
Subtotal Permitting		\$ 21,000.00
		\$
Total Five Year Commitment Development		105,000.00
		\$
One Time Cost - Initial Training Onsite		4,320.00
		\$
Virtual Training and set up		-

12.4 **SERVICE FEES.** Custom services outside the scope of this Agreement, as mutually agreed upon by the Licensee and Licensor, will be executed through a written scope of services at an hourly rate of \$100.00. For payment provider integrations or changes, a one-time fee of \$100.00 applies for integrations with previously supported payment providers. A one-time fee of \$500.00 applies for integrations with new, unsupported payment providers.

Data import services will be provided at no additional cost if the agreed-upon work does not exceed 30 hours. If the data import requires more than 30 hours, the Licensee will be notified, and SCPDC will provide a detailed quote outlining the scope of work and estimated hours. Work exceeding the initial 30 hours will only proceed after the Licensee provides written approval of the quote. There is no additional charge for ongoing setup and configuration of the Software unless otherwise specified in writing.

12.5 **OTHER TERMS.** SCPDC will invoice the Licensee at the beginning of each month. All invoices are due within 30 days of the invoice date. Payments will be processed in accordance with the Licensee's standard payment procedures. In the event of non-payment, SCPDC reserves the right to suspend services until outstanding balances are paid in full. Any disputes over invoices must be raised within 15 days of the invoice date; otherwise, the amounts will be considered final and payable. Licensing fees

will commence accruing on the billing start date. Monthly fees are subject to an annual adjustment of up to 3%. This adjustment will take effect at the beginning of each calendar year, provided the Jurisdiction is notified in writing at least 30 days in advance.

SIGNATURES

LICENSOR: South Central Planning & Development Commission (SCPDC)

Kevin Belanger, CEO

Date: _____

LICENSEE: City of Celina

Robert Ranc, City Manager

Date: _____

Supplier			Rank	Score			Resources of the Contractor	Section 4: Subcontractors	Section 9: Project Schedule	Section 10: System Architecture	Section 12: Security & Hosting/Testing Quality Assurance	Section 13: Training Plan	Section 14: Miscellaneous	Qualifications of Personnel	Section 3: Company Background	Section 8 Key Personnel & Team Organization	Section 8: Project Manager	Section 8: Team Lead	Evaluation Criteria	Cost - Subjective	Project Evaluation	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Ability to Meet the City's Software Needs	Exhibit A Review	Exhibit B Review	Section 5: Software Solution	Section 7: Project Approach & Methodology	Section 11: Conversion Plan
		200			5.00	10.00	10.00	10.00	10.00	5.00		10.00	10.00	15.00	10.00	5.00		20.00		5.00	5.00	5.00	5.00	5.00	5.00		10.00	20.00	10.00	5.00	5.00		
South Central Planning & Devel	1	188.42			4.83	8.33	9.50	9.25	9.67	4.75		9.67	9.42	14.08	9.33	4.08		20.00		4.58	4.67	4.33	4.50	4.50	4.17		9.92	19.75	9.50	4.83	4.75		
Tyler Technologies	2	133.25			4.83	6.33	8.17	7.83	7.00	3.42		8.08	7.67	12.33	8.00	2.67		1.00		3.17	3.08	3.00	3.00	3.00	3.08		8.50	15.00	7.08	3.50	3.50		
Clariti Cloud Inc	3	131.63			4.33	7.25	8.42	8.00	7.25	4.33		7.92	7.42	12.00	7.17	2.42		4.00		2.92	3.00	3.25	3.00	4.00	1.75		6.79	12.92	7.17	3.17	3.17		
		151.10																															



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
Initiated by: Bella Lopez
Date: June 10, 2025
Re: Southwest Erosion Control – Facilities Agreement

Action Requested:

Consider and act upon a Facilities Agreement between the City of Celina and MWE Holdings, LLC (Southwest Erosion Control), generally located west of Custer Road and approximately 500 feet north of Frontier Parkway, within the City Limits. (McAfee)

Background Information:

The applicant, Southwest Erosion Control, is seeking approval to expand its operations onto a neighboring property it owns, which currently includes a residential structure being used as a field office. The subject property is generally located west of Custer Road and approximately 500 feet north of Frontier Parkway, an area that developed while still in the County prior to its annexation into the City. Southwest Erosion Control is a significant source of sales tax revenue for the City, and the proposed expansion is intended to support continued business growth. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Staff Presentation
2. Location Map
3. Facilities Agreement

Financial Consideration:

N/A

Staff Recommendation:

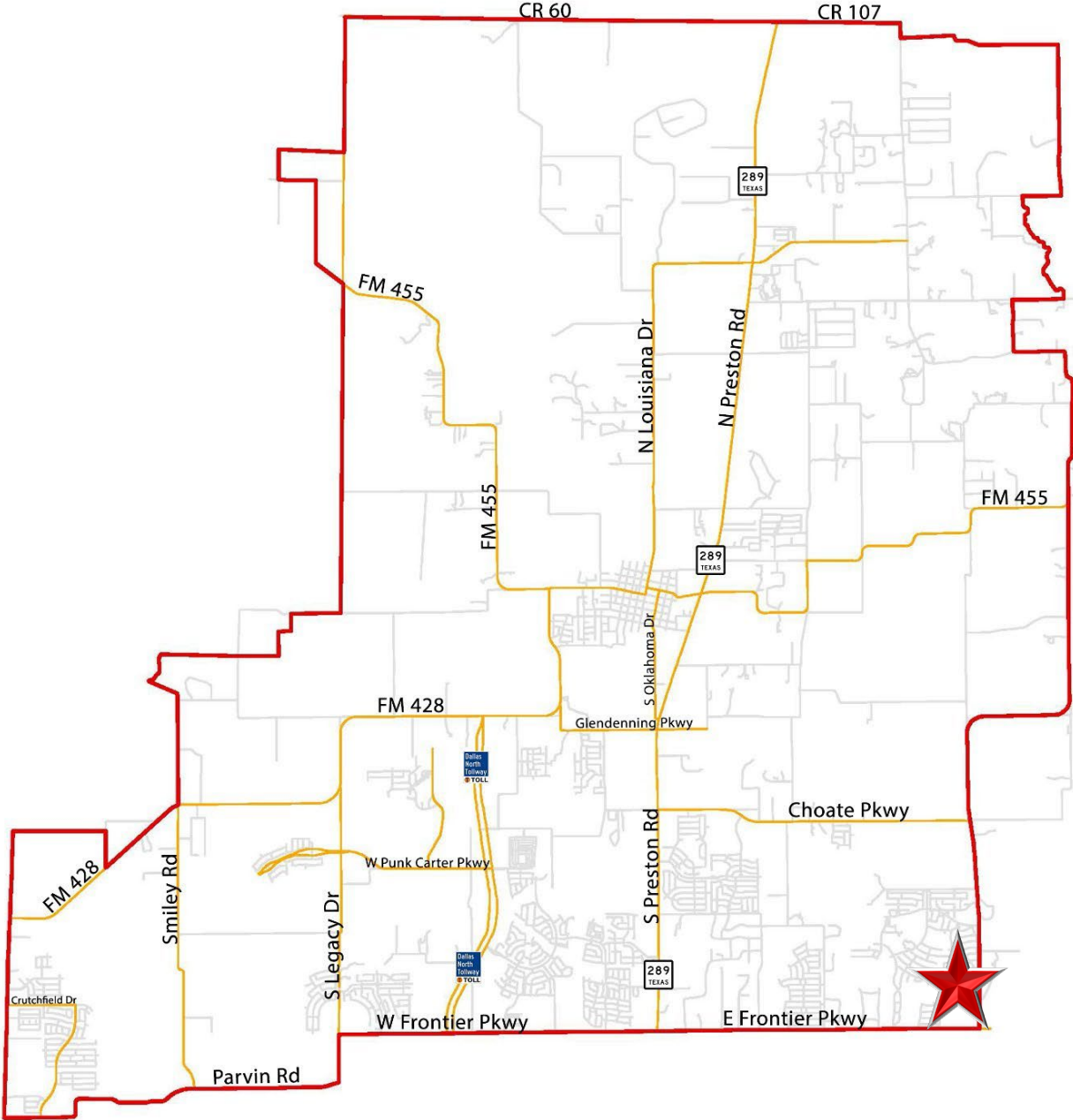
Staff recommends approval as presented.

SOUTHWEST EROSION CONTROL

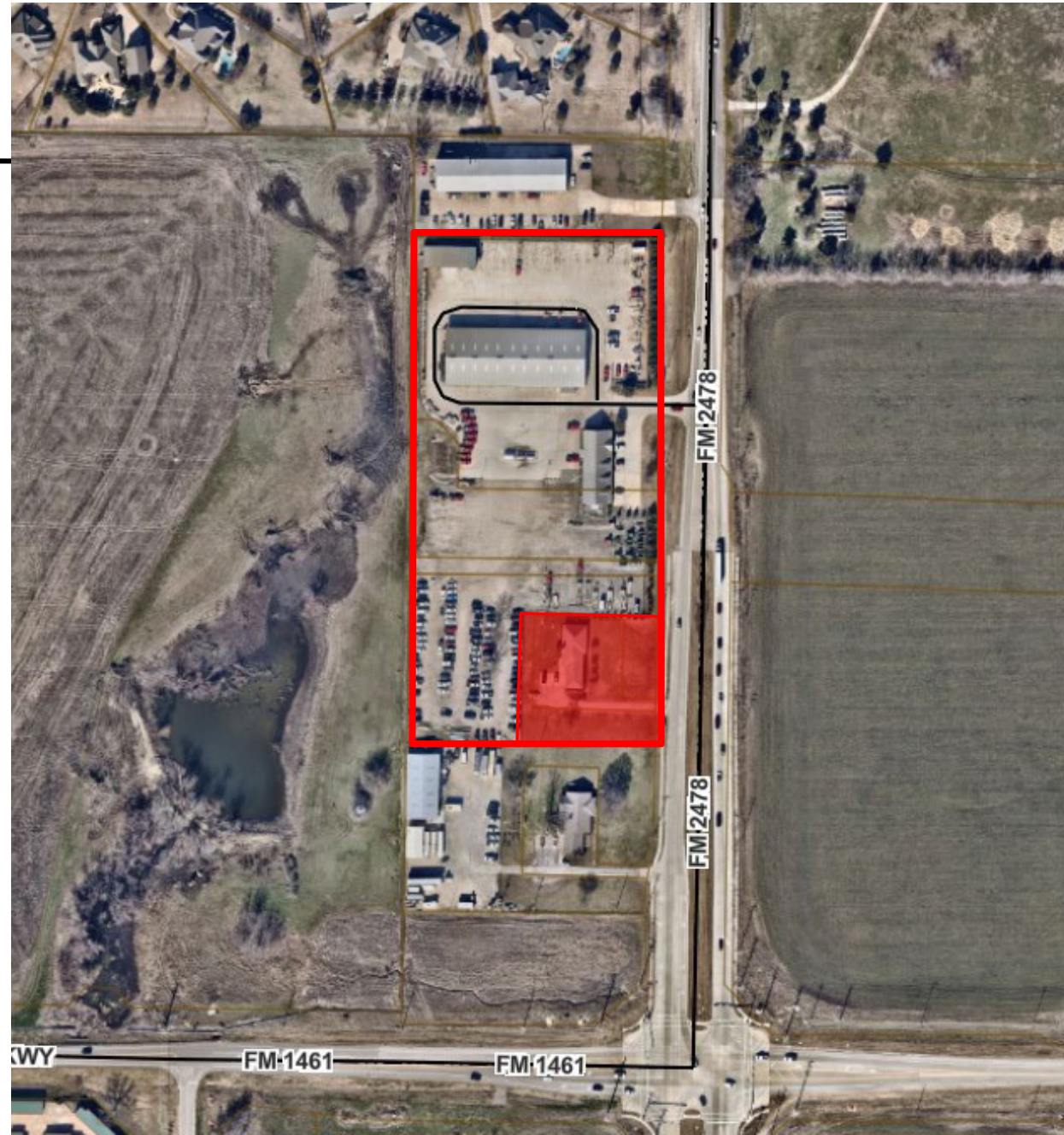
DEVELOPMENT AGREEMENT

City Council Consent
June 10, 2025





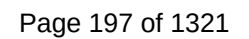
LOCATION



BACKGROUND

- Council discussed the agreement in Executive Session at its May meeting
- Southwest Erosion Control is a major sales tax generator
- The Custer and Frontier corner developed in the County prior to annexation
- The applicant wants to expand onto a neighboring property (that they own) that currently contains a house which is used as a field office

5



STREET VIEW



PROPOSED DEAL POINTS

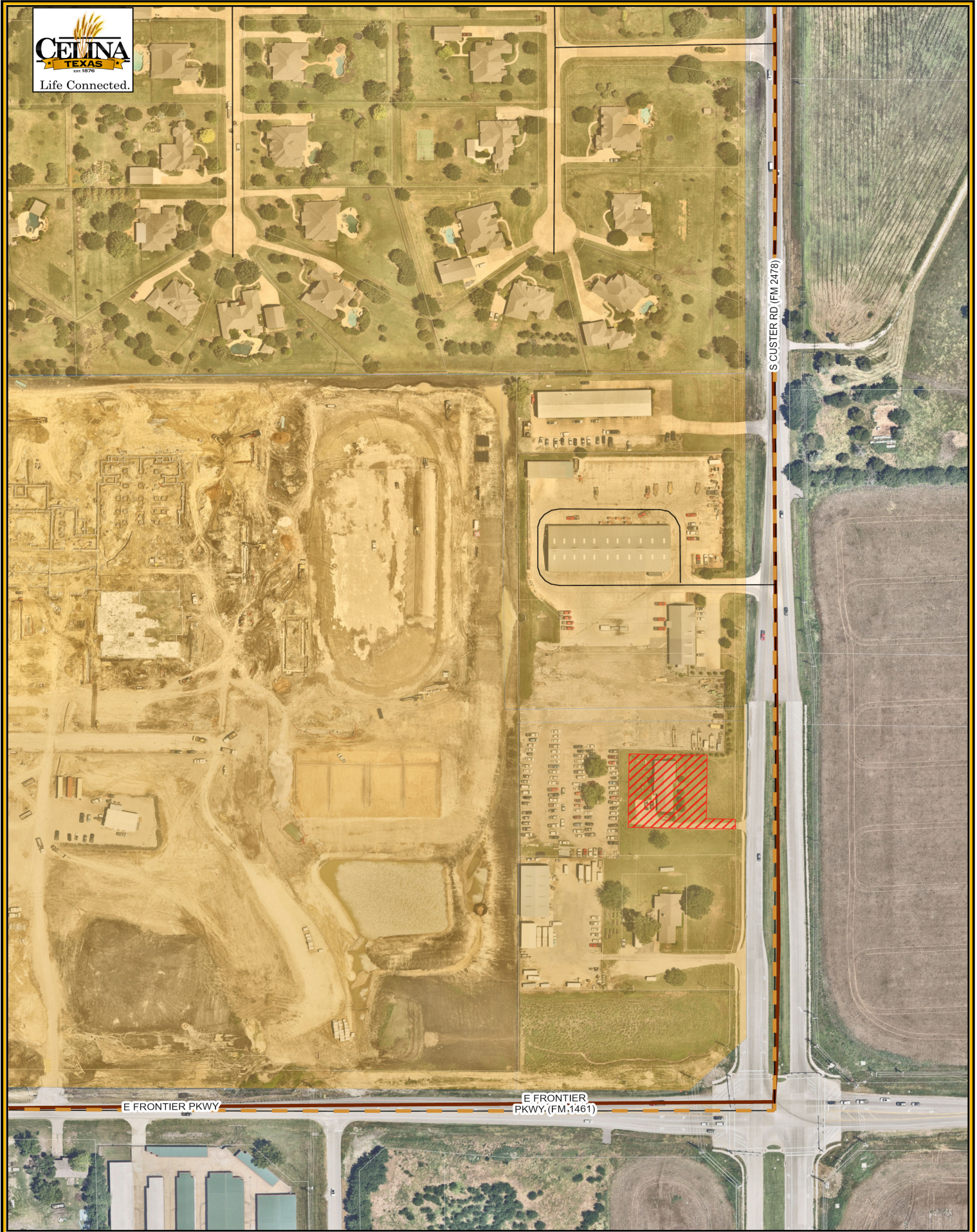
- Demolish the existing house to allow for expansion of the existing parking lot with like materials
- Existing evergreen screening would extend along Custer

POLICY CONSIDERATIONS

- The agreement allows for an existing business to expand its operation
- The applicant owns the southern adjacent property (Grace Bridge) which is of similar intensity and impact
- The land use is not changing
- The proposed screening alleviates visual concerns
- Will someday possibly redevelop in time (corner of Frontier & Custer)

RECOMMENDATION

- Since the land use is not changing, the Planning & Zoning Commission did not review the proposed agreement
- Staff recommends approval as presented

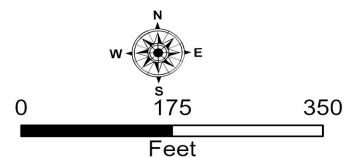


Legend

-  Parcels
-  Roads
-  City Limits
-  Subject Property

Southwest Erosion Control Location Map City of Celina

5/28/2025



FACILITIES AGREEMENT

This Facilities Agreement (this "Agreement") is entered into by and between MWE Holdings, LLC (the "Owner") and the City of Celina (the "City"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement ("Effective Date").

RECITALS

WHEREAS, certain capitalized terms used herein are defined in Article I; and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County and Collin County; and

WHEREAS, the Owner and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties") desire to enter into this Agreement; and

WHEREAS, on the date the City Council voted to approve this Agreement, Owner owns approximately 2.502 acres of land, being two parcels identified as Collin County Appraisal District Property IDs 2671326 and 2671327, and generally located west of FM 2478 and north of FM 1461, Celina, Collin County, Texas and is described by metes and bounds on **Exhibit A** and depicted in **Exhibit B**, (the "Property"); and

WHEREAS, the Owner intends to expand the existing parking lot to increase the parking capacity of the business on the adjacent property also owned by Owner ("Facility"); and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions, timelines, and commitments in connection with the construction and use of the Facility; and

WHEREAS, the Parties intend for the Property to be developed in a manner consistent with the City's zoning requirements and building code requirements, except as otherwise provided herein; and

WHEREAS, the City and the Owner agree that the Facility can best proceed pursuant to an agreement such as this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I **GENERAL TERMS AND DEFINITIONS**

1.1 **Definitions.** Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Agreement is defined in the introductory paragraph.

City is defined in the introductory paragraph.

City Assignee is defined in Section 6.2.

City Council means the city council of the City.

City Regulation(s) 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 Development.

Claims is defined in Section 4.2(a).

Concept Plan means the concept plan as shown in **Exhibit C**, as amended in accordance with this Agreement.

Effective Date is the date in the introductory paragraph.

Facility is defined in the Recitals.

Indemnified Party is defined in Section 3.2(a).

Notice is defined in Section 8.2.

Owner is defined in the introductory paragraph.

Owner Assignee is defined in Section 6.1(a).

Parties means the Owner and the City.

Party means the Owner or the City.

Property is defined in the Recitals.

Term shall have the meaning provided in Article IV.

ARTICLE II **DEVELOPMENT REGULATIONS**

2.1 Full Compliance with City Standards. Development of the Facility shall be subject to applicable City Regulations, except as otherwise provided herein.

2.2 Facility Regulations. The Facility shall be constructed in accordance with the Concept Plan depicted in **Exhibit C**, attached hereto and incorporated herein for all purposes (the “Concept Plan”), the City Regulations, as applicable, and the following development standards:

(a) The Owner shall install tall evergreen screening along the length of the Property adjacent to Custer Road.

(b) The Facility shall be constructed of recycled asphalt millings to match the existing surrounding parking.

(c) The Facility may extend the existing chain length fence to parallel the evergreen screening along the length of the Property adjacent to Custer Road.

(d) The Owner shall submit a plat for the Property, the adjacent property on which the existing parking lot is located, and other adjacent property owned by Owner as required by the City. The plat shall be in general conformance with the Concept Plan. The processing and content of the plat must adhere to the City Regulations, as they may be expressly altered by this Agreement.

ARTICLE III

DEVELOPMENT FEES, INDEMNIFICATION, AND HOLD HARMLESS

3.1 **Development Fees.** Development of any portion of the Property shall be subject to payment to the City of the applicable fees according to the City Regulations, including without limitation, impact fees, tap fees, technology fees, permit fees, development fees, inspection fees, and any other charges and fees not expressly exempted or altered by the terms of this Agreement.

3.2 **INDEMNIFICATION AND HOLD HARMLESS.**

(a) **THE OWNER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE OWNER; (II) THE OWNER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE OWNER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS; (III) ANY CLAIMS OF PERSONS EMPLOYED BY THE OWNER OR ITS AGENTS TO CONSTRUCT THE FACILITY; OR (IV) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO OWNER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO CONSTRUCTING THE FACILITY OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE FACILITY, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. OWNER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST OWNER IN PROVIDING SUCH DEFENSE.**

(b) **IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY OWNER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS**

EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF OWNER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF OWNER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. OWNER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF OWNER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND OWNER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(c) THIS SECTION 3.2 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(d) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST THE OWNER.

3.3 THE OWNER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/OWNERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS EXPRESSLY SET FORTH IN THIS AGREEMENT.

(a) THE OWNER ACKNOWLEDGES AND AGREES THAT, PROVIDED THERE ARE NO CITY DEFAULTS UNDER THIS AGREEMENT:

(i) THE REQUIREMENTS EXPRESSLY SET FORTH IN THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED;

(C) VIOLATION OF ANY APPLICABLE ROUGH PROPORTIONALITY REQUIREMENTS; AND/OR

(C) NUISANCE.

(b) THIS SECTION 3.3 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE IV **TERM**

The term of this Agreement shall begin on the Effective Date and shall be for a period of twenty (20) years (the "Term"). The Parties may extend the Term of this Agreement if they execute an agreement in writing.

ARTICLE V **EVENTS OF DEFAULT; REMEDIES**

5.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than thirty (30) days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

5.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT.

ARTICLE VI **ASSIGNMENT AND ENCUMBRANCE**

6.1 Assignment by Owner to Successors.

(a) The Owner has the right (from time to time without the consent of the City, but upon prior written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Owner under this Agreement, to any person or entity (an "Owner Assignee") that (i) is or will become an owner of any portion of the Property or (ii) is controlled by or under common control by the Owner and becomes an owner of any portion of the Property, provided that the Owner is not in breach of this Agreement at the time of such assignment. An Owner Assignee is considered the "Owner" and a "Party," under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Owner Assignee. Notice of each proposed assignment to an Owner Assignee shall be provided to the City at least fifteen (15) days prior to the effective date of the assignment, which notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address (if available) of a contact person representing the Owner Assignee.

(b) Each assignment shall be in writing executed by the Owner and the Owner Assignee and shall obligate the Owner Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to an Owner Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, the City agrees to look solely to the Owner Assignee for the performance of all obligations assigned to the Owner Assignee and agrees that the Owner shall be released from subsequently performing the assigned obligations and from any liability that results from the Owner Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within 15 days after execution, Owner shall not be released until the City receives such copy of the assignment.

(c) No assignment by Owner shall release Owner from any liability that resulted from an act or omission by Owner that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) The Owner shall maintain written records of all assignments made to Owner Assignees, including a copy of each executed assignment and the Owner Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

6.2 Assignment by the City. The City has the right (from time to time without the consent of another Party, but upon prior written Notice to each other Party) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, to any agency, authority, or political subdivision of the state (a "City Assignee"). Notice of each proposed assignment to a City Assignee shall be provided to each other Party at least 15 days prior to the effective date of the assignment, which Notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address of a contact person representing the City Assignee who the other Party may contact for additional information. Each assignment shall be in writing executed by the City and the City Assignee and shall obligate the City Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a City Assignee shall be provided to all Parties within 15 days after execution. From and after such assignment, all Parties agree to look solely to the City Assignee for the performance of all obligations assigned to the City Assignee and agrees that the City shall be released from subsequently performing the assigned obligations and from any liability that results from the City Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the other Parties within 15 days after execution, the City shall not be released until the other Parties receive such copy of the assignment. No assignment by the City shall release the City from any liability that resulted from an act or omission by the City that occurred prior to the effective date of the assignment unless the other Parties approve the release in writing. The City shall maintain written records of all assignments made by the City to City Assignees, including a copy of each executed assignment and the City Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity. Notwithstanding any such assignment by the City to any City Assignees, the City shall adhere to Article II of this Agreement regarding the Owner's ability to construct and use the Facility during the Term of this Agreement.

6.3 Collateral Assignments. The Owner and Owner Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written Notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice (hereinafter defined) information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

6.4 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. Any person or entity upon becoming an owner of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be a "Owner" and have all of the obligations of the Owner as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

6.5 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

ARTICLE VII **RECORDATION**

This Agreement and all amendments hereto shall be recorded in the deed records of each county within which the Property is located. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for development within the Property.

ARTICLE VIII

ADDITIONAL PROVISIONS

8.1 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) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. 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. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

8.2 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City: Attn: City Manager
City of Celina
142 North Ohio
Celina, TX 75009
E-mail: rranc@celina-tx.gov

With a copy to: Attn: Julie Fort
Messer Fort, PLLC
6371 Preston Road, Suite 200
Frisco, Texas 75034
E-mail: Julie@txmunicipallaw.com

To the Owner:

MWE Holdings LLC
6251 FM 2478
McKinney Tx 75071
matt@swerosioncontrol.com

With a copy to: _____

Any Party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other Party.

8.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this 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.

8.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

8.5 Authority and Enforceability. The City represents and warrants that this 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 Agreement on behalf of the City has been duly authorized to do so. The Owner represents and warrants that this Agreement has been approved by appropriate action of the Owner, and that the individual executing this Agreement on behalf of the Owner has been duly authorized to do so. Each Party respectively acknowledges and agrees that this 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.

8.6 Entire Agreement. This Agreement, constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties.

8.7 Severability. If any provision of this 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 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 Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

8.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in each county in which the Property is located. Exclusive venue for any action to enforce or construe this Agreement shall be in the County District Court in which any of the Property is located.

8.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

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

8.11 Further Documents. The Parties agree that at any time after execution of this 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 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 Agreement is executed or any future City Council.

8.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Legal Description of the Property
Exhibit B	Depiction of the Property Location
Exhibit C	Concept Plan for Facility

8.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement. This is an agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code.

8.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this 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 Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure event, 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. A Party that fails to provide timely notice of an event of force majeure will be deemed to be able to resume full performance within thirty (30) days of such event. 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.

8.15 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and the Owner expressly amending the terms of this Agreement.

8.16 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

8.17 Form 1295 Certificate. The Owner represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Owner 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 Owner 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 Owner. The information contained in the Form 1295 completed by the Owner has been provided solely by the Owner and the City has not verified such information.

EXECUTED by the City and the Owner on the respective dates stated below after approval of the City Council of the City on June 10, 2025.

Date: 6/10/2025

CITY OF CELINA

By: _____
Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, 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.

(SEAL)

Notary Public, State of Texas

Name printed or typed

Commission Expires: _____

OWNER: MWE HOLDINGS, LLC

By: [Signature]
Name: Matthew Edgeman
Title: Owner

STATE OF TEXAS §

COUNTY OF Collin §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on May 29th, 2025, personally appeared Matthew Edgeman, Owner of MWE Holdings LLC, a Texas company and acknowledged that he executed the foregoing document on behalf of said limited liability company.



[Signature]
Notary Public in and for the State of Texas

EXHIBIT A **DESCRIPTION OF THE PROPERTY**

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: helveysurvey@cableone.net
TBPLS Firm Registration No. 10088100

Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Kenneth N. Russell, RPLS No. 4409

Tract 1 - 2.002 Acres

SITUATED in the County of Collin, State of Texas, and being a part of the Coleman Watson Survey, Abstract No. 945, and being a part of the 2.50 ac. tract of land conveyed to Bobcat Corporation by Ruby Lynn Furr aka Dee Furr by Cash Warranty Deed dated March 30, 2001 and recorded in Document No. 2001-0037150, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found at an Ell corner of the 34.62 ac. tract of land conveyed to Young Lei Kim in Document No. 2012-1219001618900, said Deed Records, at the Northwest corner of both said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150 and the herein described tract;

THENCE North 89 deg. 53 min. 31 sec. East, with a South line of said Kim 34.62 ac., the North line of said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, a distance of 412.57 ft. to a 1/2 inch rebar found in the West right-of-way line of F. M. Hwy. 2478, at the most Easterly Southeast corner of said Kim 34.62 ac., at the Northeast corner of said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150 and the most Northerly Northeast herein described tract;

THENCE South 00 deg. 09 min. 12 sec. East, with the West right-of-way line of said highway and the East line of said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, a distance of 194.71 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the most Easterly Northeast corner of the 0.5 ac. tract of land conveyed to Bobcat Corporation in Document No. 2011-1104001197120, at a Southeast corner of the herein described tract;

THENCE North 89 deg. 01 min. 14 sec. West, over and across said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150 and with a North line of said Bobcat Corporation 0.5 ac., a distance of 73.60 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an Ell corner of both said Bobcat Corporation 0.5 ac. and the herein described tract;

THENCE North 00 deg. 58 min. 46 sec. East, continuing over and across said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, with an East line of said Bobcat Corporation 0.5 ac., a distance of 125.12 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the most Northerly Northeast corner of said Bobcat Corporation 0.5 ac., at an Ell corner of the herein described tract;

THENCE North 89 deg. 01 min. 14 sec. West, continuing over and across said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, with a North line of said Bobcat Corporation 0.5 ac., a distance of 140.82 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northwest corner of said Bobcat Corporation 0.5 ac., at an Ell corner of the herein described tract;

THENCE South 00 deg. 58 min. 46 sec. West, continuing over and across said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, with the West line of said Bobcat Corporation 0.5 ac., a distance of 144.51 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of said Bobcat Corporation 0.5 ac., at an Ell corner of the herein described tract;

THENCE South 89 deg. 01 min. 14 sec. East, continuing over and across said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, with the South line of said Bobcat Corporation 0.5 ac., a distance of 214.80 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the West right-of-way line of said highway, in the East line of said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, at the Southeast corner of said Bobcat Corporation 0.5 ac., at a Northeast corner of the herein described tract;

THENCE South 00 deg. 09 min. 12 sec. East, with the West right-of-way line of said highway and the East line of said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, a distance of 49.86 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of the 2.50 ac. tract of land conveyed to Bobcat Corporation in Document No. 2006-0216000211050, said Deed Records, at the Southeast corner of said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, at the most Southerly Southeast corner of the herein described tract;

Continued On Page Two

Page One of Two

Continued From Page One

THENCE South 89 deg. 49 min. 58 sec. West, with the North line of said Bobcat Corporation 2.50 ac. in Doc. No. 2006-0216000211050 and the South line of said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, a distance of 412.56 ft. to a 3/8 inch rebar found in an East line of said Kim 34.62 ac., at the Northwest corner of said Bobcat Corporation 2.50 ac. in Doc. No. 2006-0216000211050, at the Southwest corner of both said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150 and the herein described tract;

THENCE North 00 deg. 09 min. 21 sec. West, with an East line of said Kim 34.62 ac. and the West line of said Bobcat Corporation 2.50 ac. in Doc. No. 2001-0037150, a distance of 264.39 ft. to the **PLACE OF BEGINNING** and containing **2.002 ACRES** of land.


Kate A. Wagner, R. P. L. S. No. 6578
May 2, 2017



Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: helveysurveying@cablone.net
TBPLS Firm Registration No. 10088100

Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Kenneth N. Russell, RPLS No. 4409

Tract 2 - 0.500 Acres

SITUATED in the County of Collin, State of Texas, and being a part of the Coleman Watson Survey, Abstract No. 945, and being all of the 0.5 ac. tract of land conveyed to Bobcat Corporation by John S. Hammett by Special Warranty Deed dated October 20, 2011 and recorded in Document No. 2011-1104001197120, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" in the West right-of-way line of F. M. Highway 2478, at the most Easterly Northeast corner of said Bobcat Corporation 0.5 ac.;

THENCE South 00 deg. 09 min. 12 sec. East, with the West right-of-way line of said highway and the East line of said Bobcat Corporation 0.5 ac., a distance of 19.39 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southeast corner of said Bobcat Corporation 0.5 ac.;

THENCE North 89 deg. 01 min. 14 sec. West, with the South line of said Bobcat Corporation 0.5 ac., a distance of 214.80 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of said Bobcat Corporation 0.5 ac.;

THENCE North 00 deg. 58 min. 46 sec. East, with the West line of said Bobcat Corporation 0.5 ac., a distance of 144.51 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northwest corner of said Bobcat Corporation 0.5 ac.;

THENCE South 89 deg. 01 min. 14 sec. East, with a North line of said Bobcat Corporation 0.5 ac., a distance of 140.82 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the most Northerly Northeast corner of said Bobcat Corporation 0.5 ac.;

THENCE South 00 deg. 58 min. 46 sec. West, with an East line of said Bobcat Corporation 0.5 ac., a distance of 125.12 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an Ell corner of said Bobcat Corporation 0.5 ac.;

THENCE South 89 deg. 01 min. 14 sec. East, with a North line of said Bobcat Corporation 0.5 ac., a distance of 73.60 ft. to the **PLACE OF BEGINNING** and containing **0.500 ACRES** of land.

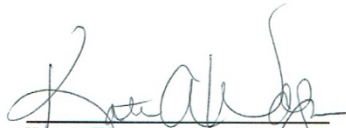

Kate A. Wagner, R. P. L. S. No. 6578
May 2, 2017



EXHIBIT B **DEPICTION OF THE PROPERTY**

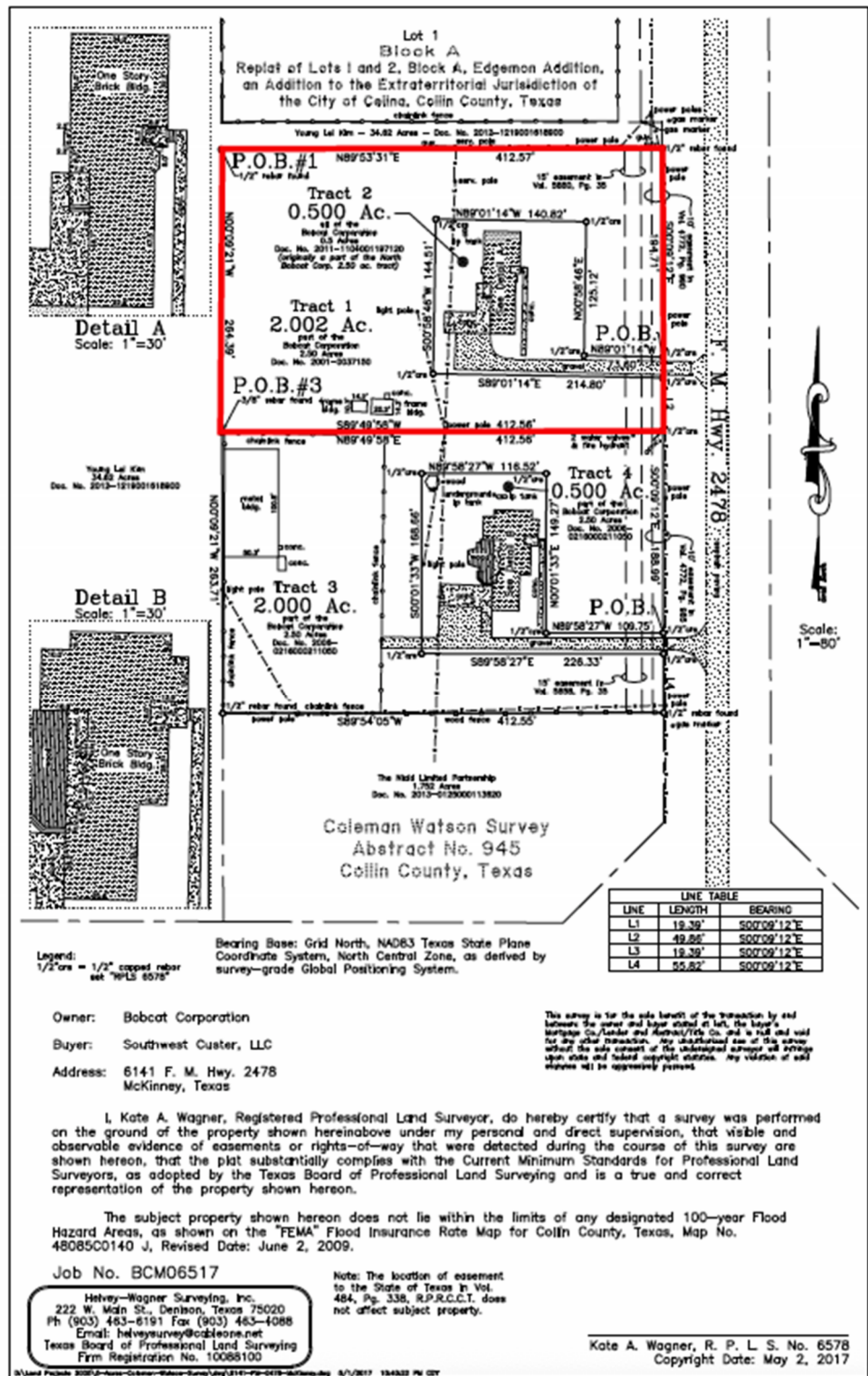
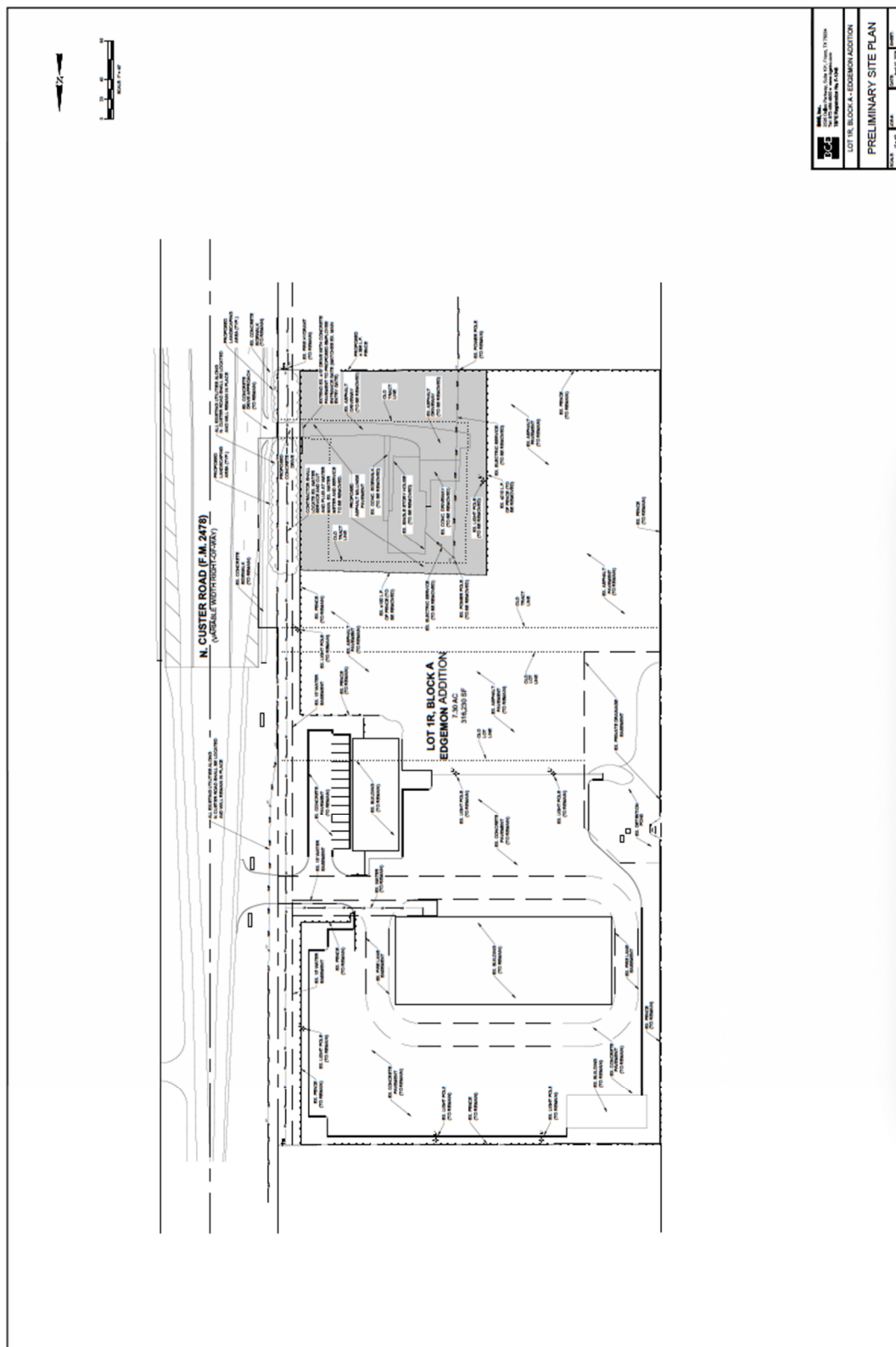


EXHIBIT C
CONCEPT PLAN





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
Initiated by: Andrew Figueroa
Date: June 10, 2025
Re: Water & Wastewater Parts and Accessories, Bid 2025-044

Action Requested:

Consider and act to award Bid 2025-044 for water and wastewater parts and accessories to Ferguson Waterworks, Core and Main LP, and North Texas Winwater Co. designating them as primary and secondary vendors for the awarded sections, at the unit prices listed, not to exceed the annual budgeted amount. (Figueroa)

Background Information:

The City's Water, Wastewater, and Stormwater Divisions require a consistent and reliable supply of parts and accessories to support the maintenance, repair, and operation of critical infrastructure throughout the year. To ensure operational efficiency and cost control, staff issued Bid 2025-044 to solicit competitive pricing for commonly used materials.

The bid was structured to allow multiple vendors to be awarded different sections based on lowest responsive pricing and the ability to meet the City's delivery and service requirements. After a thorough evaluation of the submitted bids, Ferguson Waterworks, Core and Main LP, and North Texas Winwater Co. were determined to provide the best overall value to the City.

Staff recommends awarding Bid 2025-044 to these three vendors, designating them as primary and secondary suppliers for their respective sections, based on the unit prices submitted in their proposals. This award will be limited to an amount not to exceed the annual budgeted amount approved for this purpose.

Line	Vendor	Primary Award Section	Secondary Award Section
1	Ferguson Waterworks	Sections: 3, 4, 6, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20 Sections: 7.1-7.12	Sections: 2, 13, 16, 21 Sections: 7.13-7.16
2	WinWinter	Sections: 2, 5	Sections: 1, 3, 4, 8, 9, 14, 17
3	Core and Main LP	Sections: 1, 13, 16, 21 Sections: 7.13 - 7.16	Sections: 5, 6, 10, 11, 12, 15, 18, 19, 20 Sections: 7.1-7.12

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Agenda Recap
3. 2025-044 - Core_Partially Executed
4. 2025-044 - Winwater_Partially Executed
5. 2025-044 Ferguson Waterworks - Partially Executed

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 as presented.

Water & Wastewater Parts and Accessories

Bid 2025-044

Andrew Figueroa
June 10, 2025



AGENDA OVERVIEW

- Consider and act to award bid 2025-044 for water and wastewater parts and accessories to Ferguson Waterworks, Core and Main LP, and North Texas Winwater Co. designating them as primary and secondary vendors for the awarded sections, at the unit prices listed, not to exceed the annual budgeted amount.
- The City's Water, Wastewater, and Stormwater Divisions require a consistent and reliable supply of parts and accessories to support the maintenance, repair, and operation of critical infrastructure throughout the year.
- 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 recommends awarding the 2025-044 bid as presented to both a primary and secondary vendor.

AWARD RECOMMENDATION

Line	Vendor	Primary Award Section	Secondary Award Section
1	Ferguson Waterworks	Sections: 3, 4, 6, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20. Section(s) (7.1-7.12)	Sections: 2, 13, 16, 21 Sections: (7.13-7.16)
2	WinWinter	Sections: 2, 5	Sections: 1, 3, 4, 8, 9, 14, 17
3	Core and Main LP	Section: 1, 13, 16, 21 Sections: (7.13 - 7.16)	Sections: 5, 6, 10, 11, 12, 15, 18, 19, 20 Sections: 7.1-7.12



QUESTIONS?

**CITY OF CELINA
SOLICITATION RECAP**

SOLICITATION #: 2025-044

SOLICITATION NAME: Water and Wastewater Parts and Accessories

PROJECT #: n/a

Bid Opening Date	<u>5/13/25</u>	Bid Opening Time:	<u>10:00 AM</u>
Number of Invitations Sent/Vendors Notified:			<u>306</u>
Number of Submissions:			<u>3</u>
Number of Non-Responsive Bids:			<u>0</u>
Number of Responsive Bids:			<u>3</u>
Number of No Bids			<u>5</u>
Did any vendor invoke the Local Preference per our policy (Y/N)			<u>N</u>

Review/Evaluation:

Purchasing completed an initial review to determine each bidder's responsiveness. The responses were then sent to the department for further review.

It was determined to be in the best interest of the City to award a primary and secondary for each category .

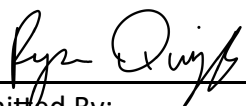
Coop/Sole Source: n/a

Recommendation:

Upon Review the requesting department recommends the following.

Recommended Vendor(s): Winwater, Ferguson, and Core & Main. See breakdown on pg 2.

Contract Term: One year with four optional one year renewals


Submitted By: _____

5/28/25
Date: _____

Supplier Scoring Summary

Supplier	Round 2 - Recommendation Primary/Secondary	Category 1 Brass Parts	Category 2 Brass Nipples Tees and Saddles	Category 3 Meter Parts	Category 4 Pipe	Category 5 Clamps, Dressers, Gasket Bolt Packs Sleeves	Category 6 Tees and Bends	Category 7 Valves	Category 8 Fire Hydrants and Parts	Category 9 Valve Box and Accessories	Category 10 4 inch Wastewater	Category 11 6 inch Wastewater	Category 12 8 inch Wastewater	Category 13 Wastewater Taps and Misc	Category 14 Tools and Equipment	Category 15 Fire Hydrant Paint and Marking Flags	Category 16 Chemicals	Category 17 Wastewater Pipe Fittings and Couplings Larger Diameter	Category 18 Stormwater Lids and Misc	Category 19 Stormwater Erosion Control	Category 20 Stormwater Pipe & Safety End Treatments	Category 21 Streets
Core & Main LP		Primary	No Award	No Award	No Award	Secondary	Secondary	Primary/Secondary*	No Award	No Award	Secondary	Secondary	Secondary	Primary	No Award	Secondary	Primary	No Award	Secondary	Secondary	Secondary	Primary
FERGUSON WATERWORKS		No Award	Secondary	Primary	Primary	No Award	Primary	Primary/Secondary*	Primary	Primary	Primary	Primary	Primary	Secondary	Primary	Primary	Secondary	Primary	Primary	Primary	Primary	Secondary
North Texas Winwater Co		Secondary	Primary	Secondary	Secondary	Primary	No Award	No Award	Secondary	Secondary	No Award	No Award	No Award	No Award	Secondary	No Award	No Award	Secondary	No Award	No Award	No Award	No Award

*Ferguson Primary Lines 7.1-7.12 and Secondary on Lines 7.13-7.16
Core & Main Primary Lines 7.13-7.16 and Secondary on Lines 7.1-7.12

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 **Core and Main** (hereinafter referred to as the "Provider") for **Water and Wastewater Parts and Accessories**, (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: **Water and Wastewater Parts and Accessories** (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 renewed 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

4333 Irving Blvd. Dallas, Texas 75247

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

John Burns
John Burns (May 23, 2025 10:09 CDT)

John Burns Senior Manager, Business Development
Type/Print Name and Title

05/23/2025

Date



INVITATION TO BID

Water & Wastewater Parts and Accessories

BID #2025-044

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, Purchasing Agent at 940-208-0128 or
purchasing@celina-tx.gov.**

INDEX

SECTION 1	INSTRUCTIONS
SECTION 2	SPECIFICATIONS/SCOPE OF WORK
SECTION 3	SUBMITTAL INSTRUCTIONS
SECTION 4	EXHIBITS:
	1. GENERAL TERMS & CONDITIONS
	2. INSURANCE REQUIREMENTS
	3. W9
	4. CONFLICT OF INTEREST

SECTION 1: INSTRUCTIONS

1.1 SUBMISSION

Vendors 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.

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 PROHIBITION AGAINST BOYCOTTING OF ISRAEL

The City is legally prohibited from contracting for goods and services unless the contract contains written verification from the contractor that it does not and will not during the term of contract boycott Israel as described in Texas Government Code §2270. By submitting a response to this solicitation, contractor verifies that it does not and will not during the term of this agreement boycott Israel.

1.9 PROHIBITION OF CONTRACTS WITH CERTAIN COMPANIES

The City is legally prohibited from contracting with a company that is identified on a list prepared and maintained by the State Comptroller of Texas under Texas Government Code §2252.153 or §2270.0201. By submitting a response to this solicitation, contractor verifies that it is not on any such list.

1.10 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 address by Addendum. No oral statement of any person shall modify or otherwise change or affect the specification.

1.11 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 Manager of all conflicts, errors, ambiguities, or discrepancies which proposer has discovered in or between the contract documents and such other related documents.

SECTION 2: SPECIFICATION / SCOPE OF WORK

GENERAL INFORMATION

The City of Celina, Texas is seeking bids for Water and Wastewater parts and accessories for one year, beginning upon City Council approval. The City and contractor may, upon mutual consent, extend the contract for four additional one-year periods, after the initial term, upon written agreement of both parties. Renewal shall be submitted to contractor no later than 45 days prior to the expiration of the contract.

The Awarded Bidder may request a price increase at each renewal time at a rate not to exceed the effective percentage change in the Consumer Price Index for the Dallas/Fort Worth area (CPI-U) for the previous twelve (12) months.

Should funding not be approved by the City Council for any given budget year during the contract term, the contract will become null and void upon the completion of the appropriated funding.

The following specifications are intended to indicate a certain level of performance. Bids will be considered which do not necessarily match such specifications, but which provide as good or better performance as determined by the City of Celina.

Bids may also be awarded according to section or category (i.e., brass, meter boxes, clamps, etc.) or be awarded in its entirety at the discretion of the City of Celina.

2.2 SPECIFICATIONS

All material must meet or exceed The City of Celina Engineering Standards: <https://www.celina-tx.gov/DocumentCenter/View/1256/Celina-Standard-Design-592021>

The City has an approved material list which can be found at: <https://www.celina-tx.gov/DocumentCenter/View/1866/Approved-materials-list>

Brand Name or Equal: If the bid indicates brand name or “equal” products are acceptable, the bidder may bid an “equal” product as an alternate bid but must be prepared to demonstrate those features that render it equal. Final determination of a product as an “equal” solely remains with the City.

Additional Information:

1. **General.** Unplasticized polyvinyl chloride (PVC) water pipe shall meet the requirements of AWWA Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4” through 12”, for Water. AWWA Standard C900, with cast iron outside dimension. Laying lengths shall be 201 + 111 (2.5 cm).
2. **Thickness Class.** PVC water pipe shall meet the dimension ratios (DR’s) and physical dimensions as shown in the following table. The pressure classification refers to the maximum hydrostatic pressure to which the pipe shall be subject to in normal operations.

PVC WATER PIPE DIMENSIONS							
Normal Size		O.D.*		Class 200(DR14) Min. Wall Thickness		Class 150(DR18) Min. Wall Thickness	
Inches	(cm)	Inches	(cm)	Inches	(cm)	Inches	(cm)
4	(10.2)	4.800	(12.2)	0.343	(0.9)	0.267	(0.7)
6	(15.2)	6.980	(17.5)	0.493	(1.3)	0.383	(1.0)
8	(20.3)	9.050	(23.0)	0.646	(1.6)	0.50.	(1.3)
10	(25.4)	11.100	(28.2)	0.793	(2.0)	0.617	(1.6)
12	(30.5)	13.200	(33.5)	0.943	(2.4)	0.733	(1.9)

* Cast Iron Pipe O.D. dimensions

3. **Joints.** PVC water pipe shall be furnished with gasketed joints. Lubricant used for pipe and fittings assembly shall be non-toxic and shall have no detrimental effect to either gasket or pipe.
4. **Ductile-Iron Pressure Pipe Fittings.**

- (a) General. Ductile-iron pressure pipe 3 in. (75 mm) in diameter and larger shall conform to the current American National Standard for Ductile-Iron Pipe Centrifugally Cast for Water or Other Liquids, AWWA Standard C151.
- (b) Design Requirements. The ductile-iron pipe shall conform in all respects to the specifications set forth in ASTM Designation A 377 (A 377M), Standard Index of Specifications for Ductile Iron Pressure Pipe. The specific grade of ductile iron used shall be Grade 60-42-10, with Minimum Tensile Strength of 60,000 psi, a Minimum Yield Strength of 42,000 psi, and a Minimum Elongation in 2 in. of 10 percent.

Pipe shall be specified by either Thickness Class or Pressure Class, in accordance with AWWA Standard C150 and AWWA Standard C 151 and shall be so designated in the plans and contract documents.

- (c) Joints. All ductile-iron pressure pipe shall be furnished with one of the following types of joints and as described in the proposal or bid request:

Type Joint	AWWA Standard
Push-on	AWWA C111
Mechanical Joint	AWWA C111
Flanged Ends	AWWA C110 or AWWA C 115
Grooved Ends	AWWA C606

Bolts and nuts for mechanical joints or flanged ends (if used underground) shall be of high-strength low-alloy corrosion-resistant steel and shall conform to High Strength Bolts for Standard Steel Joints, ASTM Designation A 325 (Type 4). All threaded flanges shall be ductile iron.

- (d) Coating and Lining. All ductile-iron pipe shall be bituminous coated outside and cement mortar lined inside with seal coat in accordance with AWWA Standard C104.
- (e) Fittings. Fittings shall be of gray or ductile-iron and shall conform to the current American National Standard Gray-Iron and Ductile-Iron Fittings, 3 In. through 48 In., for Water and Other Liquids, AWWA Standard C110 or AWWA Standard C153, unless otherwise specified in the proposal, special specification or in the plans.

Use of Ductile Iron Compact Fittings is prohibited if soil resistivity measurements are less than 1000 ohms/cm³.

All fittings shall be rated for a minimum of 250 psi (2069 kpa) working pressure.

Special fitting using end condition combination of bells, spigots, mechanical or push-on joints, flanges, or special internally locked joints shall be dimensioned in accordance with AWWA Standard C110.

Bolts and nuts for mechanical joints or flanged ends shall be of a high-strength, corrosion-resistant low-alloy steel and shall conform to ASTM Designation A325 (Type 3)

Fittings shall be bituminous coated outside, and cement-mortar lined inside with seal coat in accordance with AWWA C104.

- (f) Underwriters' Approval. Ductile-iron pipe shall be approved by the Underwriters' Laboratories, Inc., and shall be accepted by the State Fire Insurance Commission for use in water distribution systems without penalty. All pipe and fittings shall be new.
 - (g) Tests. All ductile-iron pipe and fittings shall be tested in accordance with the applicable provisions of the specifications relating thereto and the class, weight, and casting period shall be shown on each pipe.
 - (h) Rejection. Ductile-iron and fittings may be rejected for failure to meet all the requirements of this specification.
5. **Rejection.** PVC water pipe may be rejected for failure to meet all of the requirements of this specification.
6. **Delivery Time: Time is of the essence in any City purchase. Orders placed by the City of Celina shall be for available by delivery and/or pick up within five (5) business days. Exceptions are made for products that are backordered by the manufacturer or require shipment direct from the manufacturer. Failure to meet delivery times may be grounds for cancellation of contract.**
7. **Proprietary Information:** All material submitted to the City becomes public property and is subject to the Texas Open Records Act upon receipt. If a bidder does not desire proprietary information in the bid to be disclosed, each page must be identified and marked proprietary at time of submittal. The City will, to the extent allowed by law, endeavor to protect such information from disclosure. The final decision as to what information must be disclosed, however, lies with the Texas Attorney General. Failure to identify proprietary information will result in all unmarked sections being deemed non-proprietary and available upon public request.

SECTION 3: 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 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 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 972-382-2682 or purchasing@celina-tx/gov.
- ii) Click the HELP link after log in on the top right of your screen.



2025-044 Addendum 1 Core & Main LP Supplier Response

Event Information

Number: 2025-044 Addendum 1
Title: Water & Wastewater Parts and Accessories
Type: Invitation to Bid
Issue Date: 4/18/2025
Deadline: 5/13/2025 10:00 AM (CT)
Notes: The City of Celina is seeking bids from qualified vendors for the purchase of water and waste water parts and accessories. This is an annual contract, parts will be purchased on an as needed basis. Quantities listed are estimates only and not a guarantee of purchase.

Virtual Bid Opening Registration [HERE](#)

Contact Information

Contact: Ryan Quigley
Address: Purchasing
142 N Ohio St
Celina, TX 75009
Phone: (940) 208-0128

Email: rquigley@celina-tx.gov

Core & Main LP Information

Address: 4650 Hwy 377
Krugerville, TX 76227
Phone: (817) 401-9548

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.

Adrian Lopez

Signature

Submitted at 5/13/2025 08:08:13 AM (CT)

adrian.lopez@coreandmain.com

Email

Supplier Note

N/A

Requested Attachments

W9

Complete the W9 form located in the Attachments Tab and upload here.

W9 C&M current.pdf

CIQ - Conflict of Interest

Complete the CIQ form located in the Attachments Tab and upload here.

_Exhibit 4 CIQ (2).pdf

Form 1295

Complete the form 1295 electronically and upload the signed form here. Instructions on how to do so can be found in the attributes.

Form 1295 Certificate 101366197 (2).pdf

Response Attachments

Qualification_City of Celina 05092025.pdf

qualifications

Bid Invitation (7).pdf

bid invitation

04-13574-Warranty-Domestic-1-Year-General-All-Products-MuellerCo.pdf

WARRANTY CARD

A.R.I. LIMITED WARRANTY USA_March2021.pdf

WARRANTY CARD

CAP - Limited Warranty.pdf

WARRANTY CARD

CELINA ANNUAL WATER SEWER PARTS 2025-044 (4164349) 4-29-2025 5-10 AM.xlsx

WARRANTY CARD

Core & Main #532 Quote - Celina, TX.pdf

WARRANTY CARD

kennedy-valve-warranty-statement-10-9-2024.pdf

WARRANTY CARD

KWS Warranty 2024.pdf

WARRANTY CARD

LETTER.pdf

WARRANTY CARD

TNEMEC Sample_1yrwty.pdf

WARRANTY CARD

warantee_new.pdf

WARRANTY CARD

Warranty Card.pdf

WARRANTY CARD

Watts Limited Warranty.pdf

WARRANTY CARD

Bid Attributes

1	Term of Contract - 1 Year plus 4 Renewal Periods 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 <u>not</u> to renew the contract. Certify in the field provided that you agree to this term. 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 in the Dallas-Fort Worth-area, as published by the United States Department of Labor, Bureau of Labor Statistics (the "Index"). Data can be found at BLS.gov. DO NOT AGREE-THE CPI DOESNT ALWAYS REFLECT OUR INDUSTRY PROPERLY.
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. AGREE
4	Electronic Submission <i>The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.</i>
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.

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 verification 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 Adrian Lopez-Municipal Sales Supervisor
12	Contact Person Phone (817) 595-0580
13	Contact Person Email Adrian.Lopez@coreandmain.com
14	Main Office Location Richland Hills TX
15	Years in Business 19
16	Office Location Please list your corporate office location and any branch locations in Texas. 7197 Latham Drive, Richland Hills, TX 76118.
17	Business Name Has your business operated under the same name? If no, under what former name has your organization operated? Formerly known as HD Supply, National Waterworks, Hughes Supply
18	Binding Official The name of the binding official granted the power to execute agreements. John Burns
19	Binding Official Email Address John.Burns@coreandmain.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.

My firm is a publicly held corporation, therefore this reporting requirement is not applicable.

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: Debarment 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 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
31	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
32	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
33	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
34	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
35	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

3
6**Exceptions / Comments**

List any Exceptions or Comments you have here. If none, enter: NONE.

YES, QUALIFICATIONS ATTACHED.

3
7**ACH**

All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.

3
8**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.

3
9**Public or Private**

Is your business publicly traded?

Yes

4
0**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.

4
1**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 the 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

4
2**State of Texas**

My company is authorized to transact business in the State of Texas. If you are a sole proprietor and are not registered with the state please select "Sole Proprietor".

Go to the Texas Taxable Entity Search <https://mycpa.cpa.state.tx.us/coa/>

Enter the Tax ID or Entity Name or File Number

Select the "search" button

Select the "details" button next to your company's name

Check that the "Right to Transact Business in Texas" is active

☒ I Agree

☐ Sole Proprietor

Addendum 1

Please acknowledge receipt of addendum 1.

☒ I acknowledge receipt of Addendum 1**Bid Lines**

1

Package Header

Brass Parts

Quantity: 1Total: \$595,020.30**Package Items****1.1 3/4 inch SS INSERT FOR CTS PE**Quantity: 100 UOM: EA Unit Price: \$1.97 Total: \$197.00Manufacturer: Ford, Mueller or AY McDonald**1.2 3/4 inch CORP MIPXGJ FOR CTS**Quantity: 100 UOM: EA Unit Price: \$33.54 Total: \$3,354.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1100-3GNL 3/4**1.3 3/4 inch CORP CCXGJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$33.54 Total: \$3,354.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1000-3GNL**1.4 3/4 inch GJCTS CPLG GRIP**Quantity: 100 UOM: EA Unit Price: \$18.74 Total: \$1,874.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C44-33GNL**1.5 3/4 inch CPLG FIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$16.45 Total: \$1,645.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C14-33GNL**1.6 3/4 inch CPLG MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$15.36 Total: \$1,536.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C84-33GNL**1.7 5/8 inchX3/4 inch ANG BMV GJ CTS X MN**Quantity: 100 UOM: EA Unit Price: \$78.69 Total: \$7,869.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: BA43-232WGNL

1.8 3/4 inch BMV GJ(CTS)XMNQuantity: 100 UOM: EA Unit Price: \$46.71 Total: \$4,671.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: B43-232WGNL**1.9 3/4 INCH BMV CTS X PVC**Quantity: 100 UOM: EA Unit Price: \$78.17 Total: \$7,817.00Manufacturer: Ford, Mueller or AY McDonald**1.10 3/4 INCH BMV CTS X CTS**Quantity: 100 UOM: EA Unit Price: \$44.66 Total: \$4,466.00Manufacturer: Ford, Mueller or AY McDonald**1.11 3/4 INCH BMV CTS X FIP**Quantity: 100 UOM: EA Unit Price: \$41.35 Total: \$4,135.00Manufacturer: Ford, Mueller or AY McDonald**1.12 3/4 INCH BMV MN X FIP**Quantity: 100 UOM: EA Unit Price: \$38.80 Total: \$3,880.00Manufacturer: Ford, Mueller or AY McDonald**1.13 3/4 INCH BMV MN X CTS**Quantity: 100 UOM: EA Unit Price: \$46.71 Total: \$4,671.00Manufacturer: Ford, Mueller or AY McDonald**1.14 3/4 INCH BMV CTS X 1 INCH CTS**Quantity: 100 UOM: EA Unit Price: \$41.35 Total: \$4,135.00Manufacturer: Ford, Mueller or AY McDonald**1.15 3/4 inch TEE GJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$43.07 Total: \$4,307.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: T444-333GNL**1.16 3/4 inch GJCTS 90 BEND**Quantity: 100 UOM: EA Unit Price: \$23.03 Total: \$2,303.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L44-33GNL**1.17 3/4 inch CPLG FIPXPJ(PVC)**Quantity: 100 UOM: EA Unit Price: \$54.88 Total: \$5,488.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C38-23-H1-2.5-NL**1.18 3/4 inch MIP X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$19.11 Total: \$1,911.00Manufacturer: Ford, Mueller or AY McDonald

1.19 3/4 inch 90 BEND MIPXGJ CTSQuantity: 100 UOM: EA Unit Price: \$15.97 Total: \$1,597.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L84-33GNL**1.20 3/4 inch X 12 inch BRASS NIPPLE**Quantity: 100 UOM: EA Unit Price: \$18.58 Total: \$1,858.00Manufacturer: Ford, Mueller or AY McDonald**1.21 3/4 inch CTS GRIPJT NUT ASSM**Quantity: 100 UOM: EA Unit Price: \$11.34 Total: \$1,134.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: GJCN3- 3**1.22 3/4 inch X 1 inch CTS GR COUPLNG**Quantity: 100 UOM: EA Unit Price: \$20.67 Total: \$2,067.00Manufacturer: Ford, Mueller or AY McDonald**1.23 3/4 inch MIP X CTS COUPLING**Quantity: 100 UOM: EA Unit Price: \$15.36 Total: \$1,536.00Manufacturer: Ford, Mueller or AY McDonald**1.24 3/4 inch MIP X 1 INCH CTS COUPLING**Quantity: 100 UOM: EA Unit Price: \$15.85 Total: \$1,585.00Manufacturer: Ford, Mueller or AY McDonald**1.25 3/4 INCH COPR STOP CAP**Quantity: 100 UOM: EA Unit Price: \$17.76 Total: \$1,776.00Manufacturer: Ford, Mueller or AY McDonald**1.26 3/4 inch X 1 inch GJCTS CPLG**Quantity: 100 UOM: EA Unit Price: \$20.67 Total: \$2,067.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C44-34-G-NL**1.27 H15428N 2 ADPT 110 CTSXMIP**Quantity: 100 UOM: EA Unit Price: \$88.04 Total: \$8,804.00Manufacturer: Ford, Mueller or AY McDonald**1.28 1 inch SS INSERT FOR CTS PE**Quantity: 100 UOM: EA Unit Price: \$2.12 Total: \$212.00Manufacturer: Ford, Mueller or AY McDonald**1.29 1 inch CORP MIPXGJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$50.78 Total: \$5,078.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1100-4GNL

1.30 1 inch CORP CCXGJ (CTS)Quantity: 100 UOM: EA Unit Price: \$50.78 Total: \$5,078.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1000-4GNL**1.31 1 inch CPLG GJCTS GRIP**Quantity: 100 UOM: EA Unit Price: \$20.44 Total: \$2,044.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C44-44-G-NL**1.32 1 inch CPLG FIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$16.45 Total: \$1,645.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C14-44GNL**1.33 1 inch MIP X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$29.81 Total: \$2,981.00Manufacturer: Ford, Mueller or AY McDonald**1.34 1 inch CPLG MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$18.15 Total: \$1,815.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C84-44-G-NL**1.35 1 INCH FIP X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$29.23 Total: \$2,923.00Manufacturer: Ford, Mueller or AY McDonald**1.36 1 inch ANG BMV GJCTS X MN**Quantity: 100 UOM: EA Unit Price: \$118.07 Total: \$11,807.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: BA43-444WGNL**1.37 1 inch STRAIGHT BMV GJ(CTS)XMN**Quantity: 100 UOM: EA Unit Price: \$105.66 Total: \$10,566.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: B43-444WGNL**1.38 1 inch TEE GJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$59.72 Total: \$5,972.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: T444-444GNL**1.39 1 inch GJCTS 90 BEND GRIP**Quantity: 100 UOM: EA Unit Price: \$29.57 Total: \$2,957.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L44-44GNL

1.40 1 inch GRIP NUT ASSM F/CORP/BALLQuantity: 100 UOM: EA Unit Price: \$11.34 Total: \$1,134.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: GJCN4-4**1.41 1 INCH PVC X CTS GJ COUPLING**Quantity: 100 UOM: EA Unit Price: \$34.29 Total: \$3,429.00Manufacturer: Ford, Mueller or AY McDonald**1.42 1 INCH PVC X CTS PJ COUPLING**Quantity: 100 UOM: EA Unit Price: \$34.29 Total: \$3,429.00Manufacturer: Ford, Mueller or AY McDonald**1.43 1 inch CPLG FIPXPJ (PVC)**Quantity: 100 UOM: EA Unit Price: \$29.23 Total: \$2,923.00Manufacturer: Ford, Mueller or AY McDonald**1.44 1 INCH BMV MN X MIP**Quantity: 100 UOM: EA Unit Price: \$126.33 Total: \$12,633.00Manufacturer: Ford, Mueller or AY McDonald**1.45 1 INCH BMV MN X FIP**Quantity: 100 UOM: EA Unit Price: \$95.08 Total: \$9,508.00Manufacturer: Ford, Mueller or AY McDonald**1.46 1 INCH BMV CTS X CTS**Quantity: 100 UOM: EA Unit Price: \$72.54 Total: \$7,254.00Manufacturer: Ford, Mueller or AY McDonald**1.47 1 INCH CTS BMV X 3/4 MN**Quantity: 100 UOM: EA Unit Price: \$73.77 Total: \$7,377.00Manufacturer: Ford, Mueller or AY McDonald**1.48 1 INCH BMV CTS X PVC**Quantity: 100 UOM: EA Unit Price: \$29.81 Total: \$2,981.00Manufacturer: Ford, Mueller or AY McDonald**1.49 1 INCH BMV CTS X FIP**Quantity: 100 UOM: EA Unit Price: \$73.77 Total: \$7,377.00Manufacturer: Ford, Mueller or AY McDonald**1.50 1 inchX3/4 inch BMV GJ(CTS) X MN**Quantity: 100 UOM: EA Unit Price: \$72.54 Total: \$7,254.00Manufacturer: Ford, Mueller or AY McDonald**1.51 1 inch 90 BEND MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$29.57 Total: \$2,957.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L84-44GNL

1.52 1 INCH COPR STOP CAPQuantity: 100 UOM: EA Unit Price: \$30.26 Total: \$3,026.00Manufacturer: Ford, Mueller or AY McDonald**1.53 1 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$63.97 Total: \$6,397.00Manufacturer: Ford, Mueller or AY McDonald**1.54 1.25 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$102.05 Total: \$10,205.00Manufacturer: Ford, Mueller or AY McDonald**1.55 1.5 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$132.66 Total: \$13,266.00Manufacturer: Ford, Mueller or AY McDonald**1.56 2 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$153.07 Total: \$15,307.00Manufacturer: Ford, Mueller or AY McDonald**1.57 1.5 INCH CTS X CTS COUPLING**Quantity: 100 UOM: EA Unit Price: \$72.06 Total: \$7,206.00Manufacturer: Ford, Mueller or AY McDonald**1.58 1.5 INCH CTS X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$80.76 Total: \$8,076.00Manufacturer: Ford, Mueller or AY McDonald**1.59 1.5 INCH PVC X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$92.26 Total: \$9,226.00Manufacturer: Ford, Mueller or AY McDonald**1.60 3/4 inchX1 inch ANG KMV GJX MN**Quantity: 100 UOM: EA Unit Price: \$44.06 Total: \$4,406.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: KV43-342WGNL**1.61 3/4 SETTER VALVE MN X FIP**Quantity: 100 UOM: EA Unit Price: \$97.99 Total: \$9,799.00Manufacturer: Ford, Mueller or AY McDonald**1.62 3/4 SETTER VALVE MN X MIP**Quantity: 100 UOM: EA Unit Price: \$242.20 Total: \$24,220.00Manufacturer: Ford, Mueller or AY McDonald**1.63 1 inch X 12 inch BRASS NIPPLE**Quantity: 100 UOM: EA Unit Price: \$27.86 Total: \$2,786.00Manufacturer: Ford, Mueller or AY McDonald

1.64 2 inch SS INSERT FOR CTS PEQuantity: 100 UOM: EA Unit Price: \$8.65 Total: \$865.00Manufacturer: Ford, Mueller or AY McDonald**1.65 2 inch BALLCORP MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$238.04 Total: \$23,804.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: FB1100-7GNL**1.66 2 inch BALLCORP CCXGJCTS**Quantity: 100 UOM: EA Unit Price: \$238.04 Total: \$23,804.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: FB1000-7GNL**1.67 2 inch ANG BMV GJCTSXMF**Quantity: 100 UOM: EA Unit Price: \$313.84 Total: \$31,384.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: BFA43-777WGNL**1.68 2 inch X 3 inch BRASS NIPPLE**Quantity: 100 UOM: EA Unit Price: \$16.58 Total: \$1,658.00Manufacturer: Ford, Mueller or AY McDonald**1.69 2 inch X 12 inch BRASS NIPPLE**Quantity: 100 UOM: EA Unit Price: \$63.10 Total: \$6,310.00Manufacturer: Ford, Mueller or AY McDonald**1.70 2 inch ANG BMV CTS X METER FLNG**Quantity: 100 UOM: EA Unit Price: \$322.33 Total: \$32,233.00Manufacturer: Ford, Mueller or AY McDonald**1.71 2 inch BMV CTS X METER FLANGE**Quantity: 100 UOM: EA Unit Price: \$260.05 Total: \$26,005.00Manufacturer: Ford, Mueller or AY McDonald**1.72 2 inch BMV PVC X METER FLANGE**Quantity: 100 UOM: EA Unit Price: \$85.71 Total: \$8,571.00Manufacturer: Ford, Mueller or AY McDonald**1.73 2 INCH 90 BEND CTS X MIP**Quantity: 100 UOM: EA Unit Price: \$117.26 Total: \$11,726.00Manufacturer: Ford, Mueller or AY McDonald**1.74 2 INCH 90 BEND CTS X CTS**Quantity: 100 UOM: EA Unit Price: \$203.12 Total: \$20,312.00Manufacturer: Ford, Mueller or AY McDonald**1.75 2 inch MIP x PVC adapter**Quantity: 100 UOM: EA Unit Price: \$85.71 Total: \$8,571.00Manufacturer: Ford, Mueller or AY McDonald

1.76 Brass Parts:2 inch FIP x PVC adapterQuantity: 100 UOM: EA Unit Price: \$97.45 Total: \$9,745.00Manufacturer: Ford, Mueller or AY McDonald**1.77 2 INCH PVC X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$223.61 Total: \$22,361.00Manufacturer: Ford, Mueller or AY McDonald**1.78 2 INCH CTS X CTS COUPLING**Quantity: 100 UOM: EA Unit Price: \$97.32 Total: \$9,732.00Manufacturer: Ford, Mueller or AY McDonald**1.79 2 INCH CTS X FIP COUPLING**Quantity: 100 UOM: EA Unit Price: \$76.44 Total: \$7,644.00Manufacturer: Ford, Mueller or AY McDonald**1.80 2 INCH CTS X MIP COUPLING**Quantity: 100 UOM: EA Unit Price: \$73.09 Total: \$7,309.00Manufacturer: Ford, Mueller or AY McDonald**1.81 2 inch CTS x PVC coupler**Quantity: 100 UOM: EA Unit Price: \$103.74 Total: \$10,374.00Manufacturer: Ford, Mueller or AY McDonald**1.82 1 inch corp stop grip nut assembly**Quantity: 100 UOM: EA Unit Price: \$10.99 Total: \$1,099.00Manufacturer: Ford, Mueller or AY McDonald**1.83 3/4 inch corp stop grip nut assembly**Quantity: 100 UOM: EA Unit Price: \$7.96 Total: \$796.00Manufacturer: Ford, Mueller or AY McDonald**1.84 1 inch CTS grip nut assembly**Quantity: 100 UOM: EA Unit Price: \$10.99 Total: \$1,099.00Manufacturer: Ford, Mueller or AY McDonald**1.85 3/4 inch CTS crip nut assembly**Quantity: 100 UOM: EA Unit Price: \$6.90 Total: \$690.00Manufacturer: Ford, Mueller or AY McDonald**1.86 1.5 inch SS INSERT FOR CTS PE**Quantity: 100 UOM: EA Unit Price: \$4.14 Total: \$414.00Manufacturer: Ford, Mueller or AY McDonald**1.87 2 inch BMV GJCTS X MF**Quantity: 10 UOM: EA Unit Price: \$322.33 Total: \$3,223.30**2 Package Header**

Brass Nipples Tees and Saddles

Quantity: 1 Total: \$38,368.90

Package Items

2.1 3/4 INCH x 4 INCH

Quantity: 6 UOM: EA Unit Price: \$7.12 Total: \$42.72

2.2 1 INCH X 4 INCH

Quantity: 6 UOM: EA Unit Price: \$10.31 Total: \$61.86

2.3 1.25 INCH X 4 INCH

Quantity: 6 UOM: EA Unit Price: \$14.50 Total: \$87.00

2.4 1.5 INCH X 2 INCH

Quantity: 6 UOM: EA Unit Price: \$10.09 Total: \$60.54

2.5 1.5 INCH X 3 INCH

Quantity: 6 UOM: EA Unit Price: \$13.88 Total: \$83.28

2.6 1.5 INCH X 4 INCH

Quantity: 6 UOM: EA Unit Price: \$16.86 Total: \$101.16

2.7 2 INCH X 4 INCH

Quantity: 6 UOM: EA Unit Price: \$21.69 Total: \$130.14

2.8 2 INCH X 5 INCH

Quantity: 6 UOM: EA Unit Price: \$26.82 Total: \$160.92

2.9 2 INCH X 6 INCH

Quantity: 6 UOM: EA Unit Price: \$32.03 Total: \$192.18

2.10 2 INCH TEE FIP

Quantity: 6 UOM: EA Unit Price: \$111.19 Total: \$667.14

2.11 4 INCH TEEP FIP

Quantity: 6 UOM: EA Unit Price: \$1,019.35 Total: \$6,116.10

2.12 4X1 CC BRS SAD

Quantity: 2 UOM: EA Unit Price: \$94.08 Total: \$188.16

Manufacturer: Ford, Mueller or AY McDonald

2.13 4 X 3/4 CC BRS SAD

Quantity: 2 UOM: EA Unit Price: \$94.08 Total: \$188.16

Manufacturer: Ford, Mueller or AY McDonald

2.14 4 X 2 CC BRS SAD

Quantity: 2 UOM: EA Unit Price: \$119.48 Total: \$238.96

Manufacturer: Ford, Mueller or AY McDonald

2.15 6X1 CC BRS SAD

Quantity: 10 UOM: EA Unit Price: \$110.79 Total: \$1,107.90

Manufacturer: Ford, Mueller or AY McDonald

2.16 8X1 CC BRS SAD

Quantity: 10 UOM: EA Unit Price: \$137.16 Total: \$1,371.60

Manufacturer: Ford, Mueller or AY McDonald

2.17 12 X 1 CC BRS SADQuantity: 5 UOM: EA Unit Price: Total: Manufacturer: **2.18 6 X 2 CC BRS SAD**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **2.19 8 X 3/4 BRS SAD**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **2.20 8 X 2 CC BRS SAD**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **2.21 10 X 3/4 BRS SAD**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.22 10 X 1 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.23 12X1 CC BRS SAD**Quantity: 4 UOM: EA Unit Price: Total: Manufacturer: **2.24 2 INCH X 3/4 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.25 6X2 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.26 8X2 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.27 12X2 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.28 18 INCH X 1 INCH CC DI SADDLE**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.29 24 INCH X 1 INCH IP DI SADDLE**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer:

2.30 16 X 1 CC BRASS SADDLEQuantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.31 16 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.32 18 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.33 18 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.34 24 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.35 20 X 1 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.36 20 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: **2.37 21 INCH HYMAX LONG COUPLER**Quantity: 4 UOM: EA Unit Price: Total: **3 Package Header**

Meter Parts

Quantity: 1 Total: **Package Items****3.1 3/4 X 10 Meter SETTER**Quantity: 20 UOM: EA Unit Price: Total: Manufacturer: **3.2 1 X 10 Meter SETTER**Quantity: 30 UOM: EA Unit Price: Total: Manufacturer: **3.3 2 X 12 Meter SETTER**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer:

3.4 5/8 X 3/4 X 7 RESETTERQuantity: 10 UOM: EA Unit Price: \$100.04 Total: \$1,000.40Manufacturer: Ford, Mueller or AY McDonald**3.5 1X12 METER RESETTER**Quantity: 10 UOM: EA Unit Price: \$247.24 Total: \$2,472.40Manufacturer: Ford, Mueller or AY McDonald**3.6 3/4 INCH TAIL PIECE**Quantity: 100 UOM: EA Unit Price: \$9.52 Total: \$952.00Manufacturer: Ford, Mueller or AY McDonald**3.7 1 INCH TAIL PIECE**Quantity: 2000 UOM: EA Unit Price: \$14.26 Total: \$28,520.00Manufacturer: Ford, Mueller or AY McDonald**3.8 3/4 INCH SGL CHK METER NIPPLE**Quantity: 2000 UOM: EA Unit Price: \$54.88 Total: \$109,760.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C38-23-H1-2.5-NL**3.9 3/4 inch dual purpose nut**Quantity: 2000 UOM: EA Unit Price: \$54.88 Total: \$109,760.00Manufacturer: Ford, Mueller or AY McDonald**3.10 3/4 inch dual purpose nut fiber washer**Quantity: 2000 UOM: EA Unit Price: \$0.16 Total: \$320.00Manufacturer: Ford, Mueller or AY McDonald**3.11 1 inch dual purpose nut**Quantity: 2000 UOM: EA Unit Price: \$54.88 Total: \$109,760.00Manufacturer: Ford, Mueller or AY McDonald**3.12 1 inch dual purpose nut fiber washer**Quantity: 2000 UOM: EA Unit Price: \$0.36 Total: \$720.00Manufacturer: Ford, Mueller or AY McDonald**3.13 3/4 INCH SGL CHK METER NIPPLE**Quantity: 2000 UOM: EA Unit Price: \$54.88 Total: \$109,760.00Manufacturer: Ford, Mueller or AY McDonald**3.14 1 INCH SGL CHK METER NIPPLE**Quantity: 2000 UOM: EA Unit Price: \$85.39 Total: \$170,780.00Manufacturer: Ford, Mueller or AY McDonald**3.15 2.5 INCH X 1/8 INCH FH METER GASKETS**Quantity: 2000 UOM: EA Unit Price: \$1.08 Total: \$2,160.00**3.16 1.5 INCH BRASS FLG**Quantity: 500 UOM: EA Unit Price: \$45.98 Total: \$22,990.00Manufacturer: Ford or Mueller

3.17 1.5 INCH X 1/8 INCH FLANGE GASKET (NOT DROP IN STYLE)Quantity: 2000 UOM: EA Unit Price: \$1.45 Total: \$2,900.00**3.18 1.5 INCH METER FLG BOLT AND GASKET KIT**Quantity: 500 UOM: EA Unit Price: \$9.04 Total: \$4,520.00**3.19 2 INCH BRASS FLG**Quantity: 500 UOM: EA Unit Price: \$70.70 Total: \$35,350.00Manufacturer: (ZINC-1/8 RUBBER DROP IN)**3.20 2 INCH FLANGE GASKET (NOT DROP IN STYLE)**Quantity: 1000 UOM: EA Unit Price: \$1.94 Total: \$1,940.00**3.21 2 INCH METER FLG BOLT AND GASKET KIT**Quantity: 500 UOM: EA Unit Price: \$10.90 Total: \$5,450.00**3.22 2 INCH MIP X 2.5 INCH FNST SWIVEL ADAPTER**Quantity: 200 UOM: EA Unit Price: \$38.43 Total: \$7,686.00**3.23 3 INCH METER FLG SET BOLT AND GASKET KIT**Quantity: 10 UOM: EA Unit Price: \$9.15 Total: \$91.50**3.24 4 INCH METER FLG SET BOLT AND GASKET KIT**Quantity: 15 UOM: EA Unit Price: \$13.62 Total: \$204.30**3.25 6 INCH METER FLG SET BOLT AND GASKET KIT**Quantity: 4 UOM: EA Unit Price: \$18.68 Total: \$74.72**3.26 8 INCH METER FLG SET BOLT AND GASKET KIT**Quantity: 4 UOM: EA Unit Price: \$21.48 Total: \$85.92**3.27 3/4 INCH X 1/8 INCH THK RUBBER MTR WASHER**Quantity: 30 UOM: 100/pk Unit Price: \$0.10 Total: \$3.00**3.28 1 INCH X 1/8 INCH THK RUBBER METER WASHER**Quantity: 30 UOM: 100/pk Unit Price: \$0.12 Total: \$3.60**3.29 EJ BROOKS BARREL LOCK WITH DUST CAP**Quantity: 200 UOM: EA Unit Price: \$4.89 Total: \$978.00Manufacturer #: 8509910**3.30 2 INCH RPZ BACKFLOW DEVICE**Quantity: 50 UOM: EA Unit Price: \$870.79 Total: \$43,539.50Manufacturer: Watts 009**3.31 DFW 37A-CELINA BOX AND LID**Quantity: 100 UOM: EA Unit Price: \$133.04 Total: \$13,304.00Manufacturer: DFW PLASTICS**3.32 DFW 65C-CELINA BOX AND LID**Quantity: 100 UOM: EA Unit Price: \$230.60 Total: \$23,060.00Manufacturer: DFW PLASTICS

3.33 DFW 37A MEER LIDS ONLY BOTH PIECESQuantity: 200 UOM: EA Unit Price: \$71.10 Total: \$14,220.00Manufacturer: DFW PLASTICS**3.34 DFW37-A ONE PIECE METER BOX LID**Quantity: 200 UOM: EA Unit Price: \$65.62 Total: \$13,124.00Manufacturer: DFW PLASTICS**3.35 3/4 INCH SCH40 PVC PIPE SWB 20 FEET WH**Quantity: 20 UOM: EA Unit Price: \$0.29 Total: \$5.80**3.36 1 Inch Idlers 1.25 inch X 10.75 inch sch 80 pvc**Quantity: 500 UOM: EA Unit Price: \$5.56 Total: \$2,780.00**3.37 Meter Box Security Bolt**Quantity: 100 UOM: EA Unit Price: \$3.89 Total: \$389.00**3.38 Meter Box Security Bolt Clip**Quantity: 100 UOM: EA Unit Price: \$0.56 Total: \$56.00**3.39 1 to 3/4 inch Brass reducers**Quantity: 50 UOM: EA Unit Price: \$24.56 Total: \$1,228.00**3.40 1 INCH SCH40 PVC PIPE SWB 20 FEET**Quantity: 100 UOM: EA Unit Price: \$0.48 Total: \$48.00**3.41 2 INCH SCH40 PVC PIPE SWB 20 FEET**Quantity: 100 UOM: EA Unit Price: \$0.89 Total: \$89.00**3.42 EJ BROOKS BARREL LOCK KEY**Quantity: 5 UOM: EA Unit Price: \$67.16 Total: \$335.80**4 Package Header**

Pipe

Quantity: 1 Total: \$154,648.28**Package Items****4.1 3 INCH DR 14 C900 PVC PIPE**Quantity: 200 UOM: FT**No Bid****4.2 4 INCH DR 14 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$6.46 Total: \$1,292.00**4.3 6 INCH DR14 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$12.98 Total: \$2,596.00**4.4 8 INCH DR14 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$22.36 Total: \$4,472.00**4.5 10 INCH DR14 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$34.07 Total: \$6,814.00**4.6 12 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$48.16 Total: \$9,632.00

4.7 16 INCH DR18 C900 PVC PIPEQuantity: 200 UOM: FT Unit Price: \$48.78 Total: \$9,756.00**4.8 18 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$62.24 Total: \$12,448.00**4.9 20 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$76.67 Total: \$15,334.00**4.10 24 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$109.66 Total: \$21,932.00**4.11 36 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$273.64 Total: \$54,728.00**4.12 3/4 INCHX100 FEET CTS DR9 PE TUBING**Quantity: 200 UOM: FT Unit Price: \$0.38 Total: \$76.00**4.13 1 INCHX100 FEET CTS DR9 PE TUBING**Quantity: 2000 UOM: FT Unit Price: \$0.59 Total: \$1,180.00**4.14 1-1/2 INCHX100 FEET DR9 PE TUBING**Quantity: 100 UOM: FT Unit Price: \$1.23 Total: \$123.00**4.15 2 INCHX100 FEET CTS DR9 PE TUBING**Quantity: 200 UOM: FT Unit Price: \$2.03 Total: \$406.00**4.16 1/2 inch IRRIGATION DRIP LINE (100' ROLLS)**Quantity: 500 UOM: FT Unit Price: \$0.34 Total: \$170.00**4.17 1/2 INCH IRRIGATION DRIP LINE STRAIGHT COUPLINGS**Quantity: 100 UOM: EA Unit Price: \$0.35 Total: \$35.00**4.18 1/2 INCH IRRIGATION DRIP LINE TEE COUPLINGS**Quantity: 100 UOM: EA Unit Price: \$0.49 Total: \$49.00**4.19 1/2 INCH IRRIGATION DRIP LINE 90 COUPLINGS**Quantity: 100 UOM: EA Unit Price: \$0.43 Total: \$43.00**4.20 10 INCH FULL CIRCLE CLAMP FOR SDR35/26**Quantity: 5 UOM: EA Unit Price: \$98.00 Total: \$490.00Manufacturer: Smith Blair**4.21 16 INCH HYMAX LONG COUPLER**Quantity: 4 UOM: EA Unit Price: \$2,104.10 Total: \$8,416.40**4.22 18 INCH HP STORM PIPE**Quantity: 5 UOM: FT Unit Price: \$16.56 Total: \$82.80**4.23 16 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FT Unit Price: \$37.95 Total: \$1,518.00**4.24 14 INCH FORCE MAIN**Quantity: 40 UOM: FT **No Bid****4.25 24 INCH SDR 26 GRAVITY PIPE**Quantity: 28 UOM: FT Unit Price: \$78.29 Total: \$2,192.12

4.26 10 INCH SDR 26 GRAVITYQuantity: 28 UOM: FTUnit Price: \$17.57Total: \$491.96**4.27 10 INCH SDR 35 PIPE**Quantity: 28 UOM: FTUnit Price: \$13.25Total: \$371.00**5 Package Header**

Clamps, Dressers, Gasket Bolt Packs Sleeves

Quantity: 1Total: \$458,926.83**Package Items****5.1 3/4X6 REDI-CLMP**Quantity: 10 UOM: EAUnit Price: \$13.44Total: \$134.40Manufacturer: Smith Blair**5.2 1 X 3 REDI-CLAMP**Quantity: 10 UOM: EAUnit Price: \$7.87Total: \$78.70Manufacturer: Smith Blair**5.3 1X6 REDI-CLAMP**Quantity: 10 UOM: EAUnit Price: \$14.31Total: \$143.10Manufacturer: Smith Blair**5.4 1-1/4 X 6 REDI-CLAMP**Quantity: 10 UOM: EAUnit Price: \$15.08Total: \$150.80Manufacturer: Smith Blair**5.5 1-1/2 X 6 REDI-CLAMP**Quantity: 10 UOM: EAUnit Price: \$16.38Total: \$163.80Manufacturer: Smith Blair**5.6 2 INCH COLLAR CLAMP**Quantity: 10 UOM: EAUnit Price: \$62.74Total: \$627.40Manufacturer: Smith Blair**5.7 2 X 7-1/2 CLAMP**Quantity: 10 UOM: EAUnit Price: \$54.93Total: \$549.30Manufacturer: Smith Blair**5.8 3 X 7 CLAMP**Quantity: 10 UOM: EAUnit Price: \$65.26Total: \$652.60Manufacturer: Smith Blair**5.9 4 X 7 CLAMP**Quantity: 10 UOM: EAUnit Price: \$71.69Total: \$716.90Manufacturer: Smith Blair**5.10 4 X 15 CLAMP**Quantity: 10 UOM: EAUnit Price: \$141.11Total: \$1,411.10Manufacturer: Smith Blair

5.11 6 INCH X 7 INCH CLAMP (AC PIPE)Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.12 8 INCH X 7 INCH CLAMP (AC PIPE)**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.13 8 INCH X 15 INCH CLAMP (AC PIPE)**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.14 8 INCH X 15 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.15 6 INCH X 7 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.16 6 INCH X 15 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.17 6 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.18 8 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.19 3 X 4-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.20 226-048012-000 4X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.21 226-066312-000 6X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.22 226-069012-000 6X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.23 226-090512-000 8X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer:

5.24 226-132012-000 12 X 12.5 CLAMPQuantity: 10 UOM: EA Unit Price: \$232.92 Total: \$2,329.20Manufacturer: Smith Blair**5.25 226-132012-000 12X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: \$232.92 Total: \$2,329.20Manufacturer: Smith Blair**5.26 6 INCH BELL JOINT LEAK CLAMP - LONG BOLTS**Quantity: 10 UOM: EA Unit Price: \$185.14 Total: \$1,851.40Manufacturer: Smith Blair**5.27 8 INCH BELL JOINT LEAK CLAMP**Quantity: 10 UOM: EA Unit Price: \$255.30 Total: \$2,553.00Manufacturer: Smith Blair**5.28 12 INCH BELL JOINT LEAK CLAMP**Quantity: 10 UOM: EA Unit Price: \$343.12 Total: \$3,431.20Manufacturer: Smith Blair**5.29 3/4 INCH X 5 INCH CPLG**Quantity: 10 UOM: EA Unit Price: \$29.76 Total: \$297.60Manufacturer: Smith Blair**5.30 1 INCH X 5 INCH STL CPLG**Quantity: 10 UOM: EA Unit Price: \$29.58 Total: \$295.80Manufacturer: Smith Blair**5.31 1-1/4 INCH X 5 INCH CPLG**Quantity: 10 UOM: EA Unit Price: \$30.98 Total: \$309.80Manufacturer: Smith Blair**5.32 1-1/2 INCH X 5 INCH CPLG**Quantity: 10 UOM: EA Unit Price: \$36.99 Total: \$369.90Manufacturer: Smith Blair**5.33 2 INCH X 5 INCH STL CPLG**Quantity: 10 UOM: EA Unit Price: \$47.39 Total: \$473.90Manufacturer: Smith Blair**5.34 3 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: \$241.85 Total: \$2,418.50**5.35 4 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: \$350.58 Total: \$3,505.80**5.36 2 INCH X 12 INCH STL CPLG**Quantity: 10 UOM: EA Unit Price: \$65.64 Total: \$656.40Manufacturer: Smith Blair

5.37 6 INCH HYMAX LONGQuantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.38 8 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.39 12 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.40 16 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: Total: **5.41 18 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: Total: **5.42 24 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: Total: **5.43 10 INCH SHORT HYMAX**Quantity: 10 UOM: EA Unit Price: Total: **5.44 12 INCH SHORT HYMAX**Quantity: 10 UOM: EA Unit Price: Total: **5.45 6 INCH MJ CAP**Quantity: 10 UOM: EA Unit Price: Total: **5.46 8 INCH MJ CAP**Quantity: 10 UOM: EA Unit Price: Total: **5.47 3 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA**No Bid****5.48 4 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.49 6 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.50 8 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.51 10 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer:

5.52 12 INCH ROMAC ALPHA COUPLERSQuantity: 10 UOM: EA Unit Price: \$1,057.57 Total: \$10,575.70Manufacturer: Hymax**5.53 14 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA **No Bid**Manufacturer: Hymax**5.54 16 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: \$3,257.79 Total: \$32,577.90Manufacturer: Hymax**5.55 3 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$46.09 Total: \$460.90**5.56 4 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$49.61 Total: \$496.10**5.57 6 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: \$136.63 Total: \$1,366.30**5.58 6 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$63.27 Total: \$632.70**5.59 8 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: \$177.38 Total: \$1,773.80**5.60 8 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$84.74 Total: \$847.40**5.61 10 INCH MJ PVC RESTRAINT W/ACCS**Quantity: 10 UOM: EA Unit Price: \$143.93 Total: \$1,439.30**5.62 10 INCH MJ DI LONG SLEEVE w/ ACCS**Quantity: 10 UOM: EA Unit Price: \$408.28 Total: \$4,082.80**5.63 10 INCH MJ PLUG w/ ACCS**Quantity: 10 UOM: EA Unit Price: \$266.07 Total: \$2,660.70**5.64 12 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: \$357.15 Total: \$3,571.50**5.65 12 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$151.49 Total: \$1,514.90**5.66 16 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: \$894.85 Total: \$8,948.50**5.67 16 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$292.13 Total: \$2,921.30**5.68 18 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: \$1,184.08 Total: \$11,840.80**5.69 18 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$351.14 Total: \$3,511.40

5.70 20 INCH MJ L/P DI SLEEVE USAQuantity: 10 UOM: EA Unit Price: \$1,432.56 Total: \$14,325.60**5.71 20 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$429.59 Total: \$4,295.90**5.72 24 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: \$1,977.46 Total: \$19,774.60**5.73 24 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$499.13 Total: \$4,991.30**5.74 36 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: \$7,122.02 Total: \$71,220.20**5.75 36 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: \$1,680.76 Total: \$16,807.60**5.76 12 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$379.85 Total: \$3,798.50Manufacturer: Smith Blair**5.77 16 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$810.49 Total: \$8,104.90Manufacturer: Smith Blair**5.78 20 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$904.05 Total: \$9,040.50Manufacturer: Smith Blair**5.79 24 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$1,546.40 Total: \$15,464.00Manufacturer: Smith Blair**5.80 14 INCH LONG HYMAX**Quantity: 4 UOM: EA Unit Price: \$1,666.52 Total: \$6,666.08**5.81 20 INCH LONG HYMAX**Quantity: 10 UOM: EA **No Bid****5.82 6 INCH MJ PLUG**Quantity: 5 UOM: EA Unit Price: \$93.49 Total: \$467.45**5.83 8 INCH MJ PLUG**Quantity: 5 UOM: EA Unit Price: \$132.63 Total: \$663.15**5.84 12 INCH MJ PLUG**Quantity: 5 UOM: EA Unit Price: \$276.45 Total: \$1,382.25**5.85 3 INCH TRANSITION BOLT PACK**Quantity: 5 UOM: EA Unit Price: \$28.77 Total: \$143.85**5.86 16 INCH MJ PLUG**Quantity: 5 UOM: EA Unit Price: \$717.48 Total: \$3,587.40

5.87 4 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.88 6 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.89 8 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.90 10 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.91 16 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.92 10 INCH SDR 26 FORCE MAIN PIPE

Quantity: 40 UOM: EA Unit Price: Total:

5.93 20 INCH ROMAC ALPHA COUPLERS

Quantity: 5 UOM: EA **No Bid**

5.94 24 INCH ROMAC ALPHA COUPLERS

Quantity: 5 UOM: EA **No Bid**

5.95 6 INCH MJ BOLT BOLT GASKET PACK

Quantity: 10 UOM: EA Unit Price: Total:

5.96 6 INCH MJ TRANSITION BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

5.97 10 INCH SDR 26 FORCEMAIN

Quantity: 40 UOM: FT Unit Price: Total:

5.98 8 INCH MJ BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

5.99 12 INCH MJ BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

5.100 14 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.101 15 INCH HYMAX LONG COUPLER

Quantity: 4 UOM: EA Unit Price: Total:

5.102 16 INCH MJ BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

5.103 18 INCH MJ BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

5.104 20 INCH MJ BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

5.105 24 INCH MJ BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

6 Package Header

Tees and Bends

Quantity: 1

Total: \$201,694.29

Package Items

6.1 3 INCH MJ 45 BEND USA

Quantity: 2 UOM: EA Unit Price: \$82.30 Total: \$164.60

6.2 3 INCH MJ 90 BEND USA

Quantity: 2 UOM: EA Unit Price: \$99.08 Total: \$198.16

6.3 3 INCH MJ TEE USA

Quantity: 2 UOM: EA Unit Price: \$131.84 Total: \$263.68

6.4 3 MJ LOCKING RESTRAINT W/ASSC

Quantity: 6 UOM: EA Unit Price: \$46.09 Total: \$276.54

6.5 4 INCH MJ 45 BEND USA

Quantity: 2 UOM: EA Unit Price: \$82.30 Total: \$164.60

6.6 4 INCH 90 BEND USA

Quantity: 2 UOM: EA Unit Price: \$99.08 Total: \$198.16

6.7 4 INCH MJ TEE USA

Quantity: 2 UOM: EA Unit Price: \$131.84 Total: \$263.68

6.8 4 MJ LOCKING RESTRAINTS W/ASSC

Quantity: 6 UOM: EA Unit Price: \$49.61 Total: \$297.66

6.9 6 INCH MJ TEE USA

Quantity: 2 UOM: EA Unit Price: \$223.72 Total: \$447.44

6.10 8 INCH X 6 INCH FLANGE TEE

Quantity: 2 UOM: EA Unit Price: \$1,048.25 Total: \$2,096.50

6.11 8 INCH MJ TEE USA

Quantity: 2 UOM: EA Unit Price: \$331.58 Total: \$663.16

6.12 6 INCH X 6 INCH MJXFLG TEE USA CP DI C153

Quantity: 2 UOM: EA Unit Price: \$277.25 Total: \$554.50

6.13 8 INCH X 8 INCH MJXFLG TEE USA CP DI C153

Quantity: 2 UOM: EA Unit Price: \$443.44 Total: \$886.88

6.14 8 INCH MJ CROSS US DI C153

Quantity: 2 UOM: EA Unit Price: \$492.17 Total: \$984.34

6.15 12 INCH MJXFLG TEE C110 USA

Quantity: 1 UOM: EA Unit Price: \$870.09 Total: \$870.09

6.16 6 INCH FLANGE TEE C110 USA

Quantity: 1 UOM: EA Unit Price: \$539.31 Total: \$539.31

6.17 8 INCH FLANGE TEE C110 USA

Quantity: 1 UOM: EA Unit Price: \$1,042.66 Total: \$1,042.66

6.18 12 INCH FLANGE TEE C110 USA

Quantity: 1 UOM: EA Unit Price: Total:

6.19 6 INCH MJ 11.25 BEND DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.20 6 INCH MJ 22.5 BEND DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.21 6 INCH MJXFLG 90 BEND

Quantity: 2 UOM: EA Unit Price: Total:

6.22 6 INCH MJ 90 BEND USA CP DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.23 8 INCH MJ 90 BEND USA

Quantity: 2 UOM: EA Unit Price: Total:

6.24 10 INCH MJ 45 BEND DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.25 10 INCH MJ 90 BEND DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.26 12 INCH MJ 90 BEND USA

Quantity: 2 UOM: EA Unit Price: Total:

6.27 12 INCH MJ 90 BEND USA

Quantity: 2 UOM: EA Unit Price: Total:

6.28 6 INCH MJ 45 BEND USA

Quantity: 2 UOM: EA Unit Price: Total:

6.29 8 INCH MJ 45 BEND USA

Quantity: 2 UOM: EA Unit Price: Total:

6.30 12 INCH MJ 45 BEND USA

Quantity: 2 UOM: EA Unit Price: Total:

6.31 6 INCH MJ TRAN ACC SET L/GLAND

Quantity: 10 UOM: EA Unit Price: Total:

6.32 6 INCH MJ X FLG TEE

Quantity: 2 UOM: EA Unit Price: Total:

6.33 6 INCH FLANGE BOLT GASKET KIT

Quantity: 5 UOM: EA Unit Price: Total:

6.34 6 INCH X 6 INCH SWXSW GRADELOK OFFSET

Quantity: 10 UOM: EA Unit Price: Total:

Supplier Notes:

6.35 6 INCH X 12 INCH SWXSW GRADELOK OFFSET

Quantity: 10 UOM: EA Unit Price: Total:

Supplier Notes:

6.36 3 INCH MJ RW GV OL w/ACCQuantity: 2 UOM: EAUnit Price: \$659.22Total: \$1,318.44**6.37 4 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EAUnit Price: \$732.86Total: \$1,465.72**6.38 6 INCHFL RW GV OL w/ACC**Quantity: 2 UOM: EAUnit Price: \$921.91Total: \$1,843.82**6.39 8 INCHFL RW GV OL w/ACC**Quantity: 2 UOM: EAUnit Price: \$1,426.35Total: \$2,852.70**6.40 10 INCHFL RW GV OL w/ACC**Quantity: 2 UOM: EAUnit Price: \$2,380.18Total: \$4,760.36**6.41 12 INCHFL RW GV OL w/ACC**Quantity: 2 UOM: EAUnit Price: \$2,754.87Total: \$5,509.74**6.42 16 INCH MJ 45 BEND USA**Quantity: 4 UOM: EAUnit Price: \$996.32Total: \$3,985.28**6.43 18 INCH MJ 45 BEND USA**Quantity: 4 UOM: EAUnit Price: \$1,314.31Total: \$5,257.24**6.44 20 INCH MJ 45 BEND USA**Quantity: 4 UOM: EAUnit Price: \$1,551.60Total: \$6,206.40**6.45 24 INCH MJ 45 BEND USA**Quantity: 4 UOM: EAUnit Price: \$2,247.51Total: \$8,990.04**6.46 36 INCH MJ 45 BEND USA**Quantity: 4 UOM: EAUnit Price: \$9,356.74Total: \$37,426.96**6.47 16 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$1,295.93Total: \$5,183.72**6.48 18 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$1,770.52Total: \$7,082.08**6.49 20 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$2,369.75Total: \$9,479.00**6.50 24 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$5,394.64Total: \$21,578.56**6.51 36 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$11,381.32Total: \$45,525.28**6.52 3 INCH MJ 90**Quantity: 3 UOM: EAUnit Price: \$99.08Total: \$297.24**6.53 12 INCH FULL CIRCLE CLAMP FOR SDR35/26**Quantity: 5 UOM: EAUnit Price: \$232.92Total: \$1,164.60Manufacturer: Smith Blair**6.54 3 INCH MJ 45**Quantity: 3 UOM: EAUnit Price: \$82.30Total: \$246.90

6.55 14 INCH MJ 45 BEND USAQuantity: 2 UOM: EA Unit Price: Total: **6.56 14 INCH MJ 90 BEND USA**Quantity: 2 UOM: EA Unit Price: Total: **7 Package Header**

Valves

Quantity: 1 Total: **Package Items****7.1 2 INCH BRASS GATE VALVE FIPT FULL PORT**Quantity: 35 UOM: EA Unit Price: Total: Manufacturer: **7.2 6 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: Manufacturer #: **7.3 8 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: Manufacturer #: **7.4 12 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: Manufacturer #: **7.5 6 INCH MJ X FLG RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: Manufacturer #: **7.6 8 INCH MJ X FLG RW GV OL w/Acc**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: Manufacturer #: **7.7 12 INCH MJ X FLG RW GV OL w/acc**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer: Manufacturer #: **7.8 16 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Manufacturer:

7.9 18 INCH MJ RW GV OL w/ACCQuantity: 2 UOM: EA Unit Price: \$14,486.76 Total: \$28,973.52Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.10 20 INCH MJ RW GV OL W/ACC**Quantity: 2 UOM: EA Unit Price: \$17,414.00 Total: \$34,828.00Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.11 24 INCH MJ RW GV OL W/ACC**Quantity: 2 UOM: EA Unit Price: \$25,608.77 Total: \$51,217.54Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.12 36 INCH MJ RW GV OL W/ACC**Quantity: 2 UOM: EA Unit Price: \$68,290.03 Total: \$136,580.06Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.13 18 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$4,573.13 Total: \$9,146.26Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.14 20 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$6,154.52 Total: \$12,309.04Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.15 24 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$8,543.17 Total: \$17,086.34Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.16 36 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$17,777.45 Total: \$35,554.90Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**8 Package Header**

Fire Hydrants and Parts

Quantity: 1 Total: \$78,883.85**Package Items****8.1 12 INCH HYDRANT EXTENSION (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 10 UOM: EA Unit Price: \$448.96 Total: \$4,489.60**8.2 24 INCH HYDRANT EXTENSION (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 3 UOM: EA Unit Price: \$588.55 Total: \$1,765.65**8.3 5'0 BURY FIRE HYDRANTS**Quantity: 5 UOM: EA Unit Price: \$3,167.21 Total: \$15,836.05Manufacturer: WATEROUS, MUELLER OR CLOW**8.4 HYDRANT MAIN LINE VALVE REPAIR KITS All BRANDS (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 5 UOM: EA Unit Price: \$665.37 Total: \$3,326.85

8.5 HYDRANT FLANGE REPAIR KITS ALL BRANDS (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)

Quantity: 5 UOM: EA Unit Price: \$208.34 Total: \$1,041.70

8.6 HYDRANT BREAK AWAY KIT ALL BRANDS (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)

Quantity: 10 UOM: EA Unit Price: \$208.34 Total: \$2,083.40

8.7 6 INCH HYDRANT EXTENSION ALL BRANDS

Quantity: 10 UOM: EA Unit Price: \$387.50 Total: \$3,875.00

8.8 KUPFERLE ECLIPSE 9800 AUTO FLUSHER (COMPLETE UNIT AND PARTS)

Quantity: 5 UOM: EA Unit Price: \$3,981.66 Total: \$19,908.30

8.9 MUELLER 200 SERIES COLD AUTO FLUSHER (COMPLETE UNIT AND PARTS)

Quantity: 5 UOM: EA Unit Price: \$5,311.46 Total: \$26,557.30

9 Package Header

Valve Box and Accessories

Quantity: 1 Total: \$14,290.62

Package Items

9.1 18 INCH-24 INCH VLV BOX W/LID DOM

Quantity: 10 UOM: EA Unit Price: \$238.98 Total: \$2,389.80

Manufacturer #: 461-S

9.2 18 INCH-24 INCH VLV BOX W/LID DOM (COMPOSITE)

Quantity: 10 UOM: EA **No Bid**

Manufacturer: BINGHMAN TAYLOR

9.3 24 INCH-36 INCH VLV BOX W/LID DOM

Quantity: 10 UOM: EA Unit Price: \$300.37 Total: \$3,003.70

Manufacturer #: 562-S

9.4 24 INCH-36 INCH VLV BOX W/LID DOM (COMPOSITE)

Quantity: 10 UOM: EA **No Bid**

Manufacturer: BINGHMAN TAYLOR

9.5 39 INCH-60 INCH VLV BOX W/LID DOM

Quantity: 10 UOM: EA Unit Price: \$424.74 Total: \$4,247.40

Manufacturer #: 664-S

9.6 39 INCH-60 INCH VLV BOX W/LID DOM (COMPOSITE)

Quantity: 10 UOM: EA **No Bid**

Manufacturer: BINGHMAN TAYLOR

9.7 DROP IN VALVE BOX LID FOR ADJUSTABLE STACKS

Quantity: 10 UOM: EA Unit Price: \$43.95 Total: \$439.50

9.8 MUSHROOM TYPE VALVE LID

Quantity: 10 UOM: EA Unit Price: \$56.13 Total: \$561.30

9.9 1 INCH VALVE BOX RiserQuantity: 6 UOM: EA Unit Price: \$45.09 Total: \$270.54**9.10 2 INCH VALVE BOX Riser**Quantity: 6 UOM: EA Unit Price: \$63.12 Total: \$378.72**9.11 3 INCH VALVE BOX Riser**Quantity: 6 UOM: EA Unit Price: \$78.16 Total: \$468.96**9.12 4 INCH VALVE BOX Riser**Quantity: 10 UOM: EA Unit Price: \$93.16 Total: \$931.60**9.13 6 INCH VALVE BOX Riser**Quantity: 10 UOM: EA Unit Price: \$159.91 Total: \$1,599.10**1
0****Package Header**

4 inch Wastewater

Quantity: 1 Total: \$38,141.65**Package Items****10.1 4 INCH 90 °(GASKET) SDR35**Quantity: 25 UOM: EA Unit Price: \$20.08 Total: \$502.00**10.2 4 INCH 45 ° ELBOW BEND (GASKET)**Quantity: 25 UOM: EA Unit Price: \$12.79 Total: \$319.75**10.3 4 INCH SDR35 COUPLING STRAIGHT (GASKET)**Quantity: 25 UOM: EA Unit Price: \$15.79 Total: \$394.75**10.4 4 INCH 22° BEND SDR35 (GASKET)**Quantity: 25 UOM: EA Unit Price: \$12.74 Total: \$318.50**10.5 4 INCH SOLVENT WELD CAP (SDR35)**Quantity: 50 UOM: EA Unit Price: \$2.70 Total: \$135.00**10.6 4 INCH SCH 40 SOLVENT WELD CAPS DWV**Quantity: 50 UOM: EA Unit Price: \$6.57 Total: \$328.50**10.7 4 INCH STRAIGHT COUPLING (GLUE) SDR 35**Quantity: 50 UOM: EA Unit Price: \$3.09 Total: \$154.50**10.8 4 INCH GRIPPER PLUG INSIDE**Quantity: 20 UOM: EA Unit Price: \$8.06 Total: \$161.20**10.9 6 INCH GRIPPER PLUG INSIDE**Quantity: 20 UOM: EA Unit Price: \$21.82 Total: \$436.40**10.10 6 INCH SDR35 Pipe (14 FT)**Quantity: 280 UOM: FT Unit Price: \$4.69 Total: \$1,313.20**10.11 4 INCH C/T ADPT PVC x PVC**Quantity: 50 UOM: EA Unit Price: \$4.86 Total: \$243.00Manufacturer: Fernco

10.12 4 INCH C/T ADPT CLAY x PVCQuantity: 50 UOM: EA Unit Price: \$4.86 Total: \$243.00Manufacturer: Fernco**10.13 4 INCH GRIPPER PLUG (OUTSIDE)**Quantity: 20 UOM: EA Unit Price: \$7.13 Total: \$142.60**10.14 4 INCH RUBBER TEST CAP**Quantity: 50 UOM: EA Unit Price: \$4.37 Total: \$218.50**10.15 4 INCH SDR35 WYE (HUB)**Quantity: 50 UOM: EA Unit Price: \$8.50 Total: \$425.00**10.16 4 INCH SDR35 TEE (HUB)**Quantity: 30 UOM: EA Unit Price: \$6.40 Total: \$192.00**10.17 4 INCH 22° ELBOW (HUB)**Quantity: 50 UOM: EA Unit Price: \$5.13 Total: \$256.50**10.18 4 INCH 45° ELBOW (HUB)**Quantity: 50 UOM: EA Unit Price: \$4.66 Total: \$233.00**10.19 4 INCH SDR35 PIPE (14 FT)**Quantity: 420 UOM: ft. Unit Price: \$1.99 Total: \$835.80**10.20 4" SEWER CAPS 4**Quantity: 20 UOM: EA Unit Price: \$9.59 Total: \$191.80**10.21 4" - 22° SCH 40**Quantity: 50 UOM: EA Unit Price: \$19.41 Total: \$970.50**10.22 4" - 45° SCH 40**Quantity: 50 UOM: EA Unit Price: \$22.97 Total: \$1,148.50**10.23 4" - 90° SDR 35**Quantity: 50 UOM: EA Unit Price: \$4.66 Total: \$233.00**10.24 4" - 90° SCH 40**Quantity: 50 UOM: EA Unit Price: \$27.66 Total: \$1,383.00**10.25 4" CLEAN OUT ASSEMBLY WITH CAPS**Quantity: 50 UOM: EA Unit Price: \$24.42 Total: \$1,221.00**10.26 4" WYE SCH 40**Quantity: 50 UOM: EA Unit Price: \$46.37 Total: \$2,318.50**10.27 4" TEE SCH 40**Quantity: 50 UOM: EA Unit Price: \$18.95 Total: \$947.50**10.28 4" GLUE CAPS SCH 40**Quantity: 50 UOM: EA Unit Price: \$6.57 Total: \$328.50**10.29 4" PIPE SDR 26**Quantity: 420 UOM: FT Unit Price: \$2.80 Total: \$1,176.00**10.30 4" CAST IRON TRAFFIC RATED CLEAN OUT ASSEMBLY WITH CAPS**Quantity: 25 UOM: EA Unit Price: \$104.75 Total: \$2,618.75

10.31 4" TRAFFICE RATED CLEAN OUT ASSEMBLY PLASTICQuantity: 50 UOM: EA Unit Price: Total: **10.32 4" CLEAN OUT CAPS & COUPLING (SCREW TYPE)**Quantity: 25 UOM: EA Unit Price: Total: **10.33 4" CLEAN OUT CAPS (SCREW)**Quantity: 20 UOM: EA Unit Price: Total: **10.34 4" SCH40 COUPLING (GLUE)**Quantity: 50 UOM: EA Unit Price: Total: **10.35 4" SCH40 X SDR35 COUPLING (GLUE)**Quantity: 50 UOM: EA Unit Price: Total: **10.36 4" SCH40 X SDR35 COUPLING 45 DEGREE (GLUE)**Quantity: 50 UOM: EA Unit Price: Total: **10.37 4"X6" RUBBER ADAPTER**Quantity: 20 UOM: EA Unit Price: Total: **10.38 4" HYMAX 2 BOLT COUPLING**Quantity: 20 UOM: EA Unit Price: Total: **10.39 4" TOP BOLT SMITH BLAIR DRESSER**Quantity: 20 UOM: EA Unit Price: Total: **10.40 4" SCH40 PIPE**Quantity: 280 UOM: FT Unit Price: Total: **10.41 ROMAC FCA501-4.81 DRESSER**Quantity: 10 UOM: EA Unit Price: Total: **10.42 4 INCH WYE SDR35 GASKET**Quantity: 10 UOM: EA Unit Price: Total: **10.43 4 INCH STREET 22 GASKET SDR35**Quantity: 10 UOM: EA Unit Price: Total: **10.44 4 INCH STREET 45 GASKET SDR35**Quantity: 10 UOM: EA Unit Price: Total: **10.45 4 INCH GLUE REPAIR COUPLING**Quantity: 10 UOM: EA Unit Price: Total: **10.46 4 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FT Unit Price: Total: **1
1****Package Header**

6 inch Wastewater

Quantity: 1 Total: **Package Items****11.1 6" - 22° SDR 35**Quantity: 10 UOM: EA Unit Price: Total:

11.2 6" - 22° SCH 40Quantity: 10 UOM: EA Unit Price: \$68.35 Total: \$683.50**11.3 6" - 45° SDR 35**Quantity: 10 UOM: EA Unit Price: \$18.36 Total: \$183.60**11.4 6" - 45° SCH 40**Quantity: 10 UOM: EA Unit Price: \$24.92 Total: \$249.20**11.5 6" - 90° SDR 35**Quantity: 10 UOM: EA Unit Price: \$17.06 Total: \$170.60**11.6 6" - 90° SCH 40**Quantity: 10 UOM: EA Unit Price: \$96.86 Total: \$968.60**11.7 6" WYE SDR 35**Quantity: 10 UOM: EA Unit Price: \$31.44 Total: \$314.40**11.8 6" WYE SCH 40**Quantity: 10 UOM: EA Unit Price: \$70.13 Total: \$701.30**11.9 6" TEE SDR 35**Quantity: 10 UOM: EA Unit Price: \$25.52 Total: \$255.20**11.10 6" TEE SCH 40**Quantity: 10 UOM: EA Unit Price: \$51.52 Total: \$515.20**11.11 6" CLEAN OUT ASSEMBLY WITH CAPS**Quantity: 10 UOM: EA Unit Price: \$54.40 Total: \$544.00**11.12 6" GLUE CAPS SDR 35**Quantity: 10 UOM: EA Unit Price: \$9.87 Total: \$98.70**11.13 6" GLUE CAPS SCH 40**Quantity: 10 UOM: EA Unit Price: \$15.75 Total: \$157.50**11.14 6" PIPE SDR 26**Quantity: 140 UOM: FT Unit Price: \$6.24 Total: \$873.60**11.15 6" CAST IRON TRAFFIC RATED CLEAN OUT ASSEMBLY AND CAPS**Quantity: 10 UOM: EA Unit Price: \$446.01 Total: \$4,460.10**11.16 6 INCH C/T ADPT CLAY X PVC**Quantity: 25 UOM: EA Unit Price: \$10.37 Total: \$259.25Manufacturer: Fernco**11.17 6 INCH C/T ADPT PVC x PVC**Quantity: 25 UOM: EA Unit Price: \$10.37 Total: \$259.25Manufacturer: Fernco**11.18 6 INCH RUBBER TEST CAP**Quantity: 20 UOM: EA Unit Price: \$9.42 Total: \$188.40**11.19 6" 45 DEGREE TAP SADDLE**Quantity: 10 UOM: EA Unit Price: \$63.36 Total: \$633.60

11.20 6" CLEAN OUT CAPS (SCREW)Quantity: 10

Unit Price:

\$17.79

Total:

\$177.90

11.21 6" HYMAX 2 BOLT COUPLINGQuantity: 10UOM: EA

Unit Price:

\$282.55

Total:

\$2,825.50

Manufacturer #: Hymax**11.22 6 INCH X 4 INCH GASKET WYE SDR35**Quantity: 10UOM: EA

Unit Price:

\$44.63

Total:

\$446.30

11.23 6 INCH X 6INCH WYE SDR35 GASKETQuantity: 5UOM: EA

Unit Price:

\$50.55

Total:

\$252.75

11.24 6 INCH PIPE SDR35Quantity: 140UOM: FT

Unit Price:

\$4.69

Total:

\$656.60

11.25 6 INCH PVC X 6 INCH CONCRETE FERNCOQuantity: 5UOM: EA

Unit Price:

\$11.47

Total:

\$57.35

Manufacturer: Fernco**11.26 6 INCH GASKET 22 BEND SDR 35**Quantity: 5UOM: EA

Unit Price:

\$25.15

Total:

\$125.75

11.27 6 INCH GASKET 45 BEND SDR 35Quantity: 5UOM: EA

Unit Price:

\$25.93

Total:

\$129.65

11.28 6 INCH GASKET SDR 35 COUPLINGQuantity: 10UOM: EA

Unit Price:

\$31.53

Total:

\$315.30

11.29 6 INCH SDR 26 FORCE MAIN PIPEQuantity: 40UOM: FT

Unit Price:

\$6.24

Total:

\$249.60

11.30 6 INCH FULL CIRCLE CLAMP FOR SDR35/26Quantity: 5UOM: EA

Unit Price:

\$78.79

Total:

\$393.95

Manufacturer: Smith Blair**1
2****Package Header**

8 ince Wastewater

Quantity: 1

Total:

\$16,620.00

Package Items**12.1 8" - 22° SDR 35**Quantity: 10UOM: EA

Unit Price:

\$57.88

Total:

\$578.80

12.2 8" - 22° SCH 40Quantity: 10UOM: EA

Unit Price:

\$62.93

Total:

\$629.30

12.3 8" -45° SDR 35Quantity: 10UOM: EA

Unit Price:

\$50.02

Total:

\$500.20

12.4 8" -45° SCH 40Quantity: 10UOM: EA

Unit Price:

\$111.13

Total:

\$1,111.30

12.5 8" - 90° SDR 35

Quantity: 10 UOM: EA Unit Price: Total:

12.6 8" - 90° SCH 40

Quantity: 10 UOM: EA Unit Price: Total:

12.7 8" WYE SDR 35

Quantity: 10 UOM: EA Unit Price: Total:

12.8 8" WYE SCH 40

Quantity: 10 UOM: EA Unit Price: Total:

12.9 8" TEE SDR 35

Quantity: 10 UOM: EA Unit Price: Total:

12.10 8" TEE SCH 40

Quantity: 10 UOM: EA Unit Price: Total:

12.11 8" GLUE CAPS SDR 35

Quantity: 10 UOM: EA Unit Price: Total:

12.12 8" GLUE CAPS SCH 40

Quantity: 10 UOM: EA Unit Price: Total:

12.13 8" PIPE SDR 26

Quantity: 70 UOM: FT Unit Price: Total:

12.14 8" PIPE SDR 35

Quantity: 70 UOM: FT Unit Price: Total:

12.15 8 INCH RUBBER TEST CAP

Quantity: 20 UOM: EA Unit Price: Total:

12.16 8" CLAY X PVC RUBBER ADAPTER

Quantity: 5 UOM: EA Unit Price: Total:

Manufacturer:

12.17 8" PVC X PVC RUBBER ADAPTER

Quantity: 5 UOM: EA Unit Price: Total:

Manufacturer:

12.18 8" X 4" GASKET WYE

Quantity: 5 UOM: EA Unit Price: Total:

12.19 8 INCH SWR GXG COUPLING

Quantity: 10 UOM: EA Unit Price: Total:

12.20 8 INCH FULL CIRCLE CLAMP FOR SDR35/26

Quantity: 5 UOM: EA Unit Price: Total:

Manufacturer:

12.21 8INCH PVC X 6 INCH PVC FERNCO

Quantity: 5 UOM: EA Unit Price: Total:

Manufacturer:

12.22 8 INCH GASKET SDR 35 COUPLINGQuantity: 10 UOM: EAUnit Price: \$53.52Total: \$535.20**12.23 8 INCH WYE GASKET SDR 35**Quantity: 5 UOM: EAUnit Price: \$138.49Total: \$692.45**12.24 8 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FTUnit Price: \$11.28Total: \$451.20**1
3****Package Header**

Wastewater Taps and Misc

Quantity: 1Total: \$115,559.15**Package Items****13.1 -45° RUBBER TAPPING SADDLE**Quantity: 25 UOM: EAUnit Price: \$48.63Total: \$1,215.75**13.2 -90° RUBBER TAPPING SADDLE**Quantity: 25 UOM: EAUnit Price: \$45.16Total: \$1,129.00**13.3 4 INCH x 8 INCH - INSERTATEE**Quantity: 25 UOM: EAUnit Price: \$87.24Total: \$2,181.00**13.4 4 INCH x 10 INCH - INSERTATEE**Quantity: 25 UOM: EAUnit Price: \$118.78Total: \$2,969.50**13.5 4 INCH x 12 INCH - INSERTATEE**Quantity: 25 UOM: EAUnit Price: \$118.78Total: \$2,969.50**13.6 36 INCH BAND CLAMPS QUICK RELEASE**Quantity: 50 UOM: EAUnit Price: \$5.56Total: \$278.00**13.7 4 INCH x 4 INCH - INSERTATEE**Quantity: 25 UOM: EAUnit Price: \$118.78Total: \$2,969.50**13.8 4 INCH GRIPPER PLUG INSIDE**Quantity: 20 UOM: EAUnit Price: \$8.06Total: \$161.20**13.9 6 INCH GRIPPER PLUG INSIDE**Quantity: 20 UOM: EAUnit Price: \$21.82Total: \$436.40**13.10 8" GRIPPER PLUG INSIDE**Quantity: 5 UOM: EAUnit Price: \$41.50Total: \$207.50**13.11 2" X 8" X 30 " MANHOLE Grade Rings**Quantity: 10 UOM: EAUnit Price: \$26.66Total: \$266.60**13.12 2" X8"X24" Manhole Grade Rings**Quantity: 2 UOM: EAUnit Price: \$23.50Total: \$47.00**13.13 2" Manhole Risers**Quantity: 10 UOM: EAUnit Price: \$293.55Total: \$2,935.50**13.14 4" MANHOLE RISER**Quantity: 10 UOM: EAUnit Price: \$365.28Total: \$3,652.80

13.15 6" MANHOLE RISERQuantity: 10 UOM: EA Unit Price: \$547.93 Total: \$5,479.30**13.16 24 1/2 INCH INFLOW DEVICE (RAIN CAP) PLASTIC**Quantity: 200 UOM: EA Unit Price: \$57.78 Total: \$11,556.00**13.17 6"-24"x4"-90 RUBBER TAPPPING SADDLE**Quantity: 10 UOM: EA Unit Price: \$54.53 Total: \$545.30Manufacturer #: Fernco**13.18 30 INCH INFLOW DEVICE (RAIN CAP) PLASTIC**Quantity: 200 UOM: EA Unit Price: \$77.78 Total: \$15,556.00**13.19 2 INCH COMBINATION AIR VALVE WASTEWATER**Quantity: 1 UOM: EA Unit Price: \$1,991.12 Total: \$1,991.12Manufacturer: ARIManufacturer #: AD025LPT02**13.20 6 INCH X 30 INCH MANHOLE GRADE RINGS**Quantity: 5 UOM: EA Unit Price: \$56.16 Total: \$280.80**13.21 4 INCH X 30 INCH MANHOLE GRADE RINGS**Quantity: 5 UOM: EA Unit Price: \$38.42 Total: \$192.10**13.22 3 INCH X 30 INCH MANHOLE GRADE RINGS**Quantity: 5 UOM: EA Unit Price: \$32.27 Total: \$161.35**13.23 3 INCH X 24 INCH MANHOLE GRADE RINGS**Quantity: 10 UOM: EA Unit Price: \$26.66 Total: \$266.60**13.24 4 INCH X 24 INCH MANHOLE GRADE RINGS**Quantity: 10 UOM: EA Unit Price: \$28.52 Total: \$285.20**13.25 6 INCH X 24 INCH MANHOLE GRADE RINGS**Quantity: 10 UOM: EA Unit Price: \$61.12 Total: \$611.20**13.26 30 INCH MANHOLE RING & LID BOLT DOWN SEALED**Quantity: 5 UOM: EA Unit Price: \$762.62 Total: \$3,813.10**13.27 30 INCH COMPOSITE MANHOLE RING AND LID BOLT DOWN**Quantity: 5 UOM: EA Unit Price: \$1,105.50 Total: \$5,527.50Manufacturer: Cap One R&CManufacturer #: SP-CAPONE30CELINA**13.28 24 INCH MANHOLE RING & LID**Quantity: 5 UOM: EA Unit Price: \$725.68 Total: \$3,628.40**13.29 24 INCH MANHOLE LID**Quantity: 5 UOM: EA Unit Price: \$363.95 Total: \$1,819.75**13.30 30 INCH HP STORM PIPE**Quantity: 5 UOM: EA Unit Price: \$44.27 Total: \$221.35**13.31 30 INCH MANHOLE RING & LID**Quantity: 5 UOM: EA Unit Price: \$634.79 Total: \$3,173.95

13.32 30 INCH MANHOLE LIDQuantity: 5 UOM: EAUnit Price: \$340.94 Total: \$1,704.70 **13.33 24 INCH METAL RISER X 2 INCH**Quantity: 5 UOM: EAUnit Price: \$589.26 Total: \$2,946.30 **13.34 24 INCH METAL RISER X 3 INCH**Quantity: 5 UOM: EAUnit Price: \$589.30 Total: \$2,946.50 **13.35 24 INCH METAL RISER X 4 INCH**Quantity: 5 UOM: EAUnit Price: \$702.82 Total: \$3,514.10 **13.36 24 INCH METAL RISER X 6 INCH**Quantity: 5 UOM: EAUnit Price: \$774.05 Total: \$3,870.25 **13.37 30 INCH METAL RISER X 2 INCH**Quantity: 5 UOM: EAUnit Price: \$602.35 Total: \$3,011.75 **13.38 30 INCH METAL RISER X 3 INCH**Quantity: 5 UOM: EAUnit Price: \$602.35 Total: \$3,011.75 **13.39 30 INCH METAL RISER X 4 INCH**Quantity: 5 UOM: EAUnit Price: \$681.98 Total: \$3,409.90 **13.40 30 INCH METAL RISER X 6 INCH**Quantity: 5 UOM: EAUnit Price: \$793.58 Total: \$3,967.90 **13.41 RAMNEK COIL 1.25" X 14.5'**Quantity: 5 UOM: EAUnit Price: \$84.24 Total: \$421.20 Manufacturer: Ram Nek Manufacturer #: HRN103882 **13.42 RAMNEK STRIPS 2" X 3.5'**Quantity: 5 UOM: EAUnit Price: \$119.57 Total: \$597.85 Manufacturer: Ram Nek **13.43 18 INCH SDR 26 GRAVITY PIPE**Quantity: 28 UOM: FTUnit Price: \$43.37 Total: \$1,214.36 **13.44 4 INCH X 12 INCH - INSERTATEE**Quantity: 28 UOM: FT**No Bid****13.45 3 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FTUnit Price: \$137.60 Total: \$5,504.00 **13.46 27 INCH SDR 26 GRAVITY PIPE**Quantity: 28 UOM: FTUnit Price: \$103.94 Total: \$2,910.32 **1
4****Package Header**

Tools and Equipment

Quantity: 1 Total: \$79,823.08

Package Items

14.1 2.5" SIDE NOZZLE DIFFUSERS

Quantity: 10 UOM: EA Unit Price: \$48.78 Total: \$487.80
Manufacturer: POLLARD WATER HYDRANT PRO OR APPROVED EQUAL

14.2 2.5" SIDE NOZZLE DECHLORINATION DIFFUSERS

Quantity: 10 UOM: EA Unit Price: \$1,562.50 Total: \$15,625.00
Manufacturer: POLLARD WATER LPD-250 OR APPROVED EQUAL

14.3 AQUAPRO TAPPING SET

Quantity: 1 UOM: EA Unit Price: \$3,941.25 Total: \$3,941.25
Manufacturer: AQUAPRO

14.4 REED POWER VALVE TURNER MACHINES

Quantity: 2 UOM: EA Unit Price: \$3,056.33 Total: \$6,112.66
Manufacturer: REED

14.5 Reed Power Stick Pump.

Quantity: 10 UOM: EA Unit Price: \$218.65 Total: \$2,186.50
Manufacturer: REED

14.6 RD 7200 LOCATOR EQUIPMENT

Quantity: 1 UOM: EA Unit Price: \$9,382.50 Total: \$9,382.50
Manufacturer: RADIO DETECTION

14.7 2.5 INCH PSI GAUGE 0-160 1/4 INCH FIP CONNECTION

Quantity: 5 UOM: EA Unit Price: \$8.09 Total: \$40.45

14.8 4 INCH LIQUID FILLED PSI GAUGE 0-160 1/4 INCH FIP CONNECTION

Quantity: 5 UOM: EA Unit Price: \$17.45 Total: \$87.25

14.9 BIG BOY HOSE MONSTER FIRE HYDRANT FLUSHER

Quantity: 2 UOM: EA Unit Price: \$1,571.25 Total: \$3,142.50
Manufacturer: BIG BOY HOSE MONSTER COMP

14.10 4 INCH X 10FEET BIG BOY RUBBER HOSE

Quantity: 2 UOM: EA Unit Price: \$801.25 Total: \$1,602.50
Manufacturer: BIG BOY HOSE MONSTER COMP

14.11 HYDRANT FLOW TESTING BUNDLE, BIGBOY HOSE MONSTER

Quantity: 2 UOM: EA Unit Price: \$10,457.50 Total: \$20,915.00
Manufacturer: BIG BOY HOSE MONSTER COMP

14.12 LOCATOR POWER STICK

Quantity: 1 UOM: EA Unit Price: \$1,106.25 Total: \$1,106.25
Manufacturer: CTS/BERGER

14.13 DIE GRINDER

Quantity: 1 UOM: EA Unit Price: \$228.70 Total: \$228.70
Manufacturer: Milwaukee

14.14 ROUND POINT SHOVEL FIBERGLASS HANDLEQuantity: 10 UOM: EA Unit Price: Total: **14.15 SQUARE POINT SHOVEL FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: Total: **14.16 D HANLDE DRAIN SPADE FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: Total: **14.17 D HANDLE UTILITY SHOVEL FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: Total: **14.18 M18 BATTERIES 6.0 AMP**Quantity: 20 UOM: EA Unit Price: Total: Manufacturer: **14.19 LONG HANDLE SHARP SHOOTER FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: Total: **14.20 M12 BATTERIES 3.0 AMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **14.21 M18 1/2" IMPACT**Quantity: 3 UOM: EA Unit Price: Total: Manufacturer: **14.22 M18 SAWZALL**Quantity: 3 UOM: EA Unit Price: Total: Manufacturer: **14.23 M18 3/8" DRILL**Quantity: 3 UOM: EA Unit Price: Total: Manufacturer: **14.24 M18 GRINDER**Quantity: 3 UOM: EA Unit Price: Total: Manufacturer: **14.25 WATER TRANSFER PUMP STICK**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **14.26 WORK LIGHT/SPOT LIGHT**Quantity: 1 UOM: EA Unit Price: Total: Manufacturer: **1
5****Package Header**

Fire Hydrant Paint and Marking Flags

Quantity: 1 Total:

Package Items

15.1 CHROME ALUMINUM HYDRANT PAINT (GALLON) TNEMEC

Quantity: 300 UOM: Gallon Unit Price: \$99.03 Total: \$29,709.00

Manufacturer: TNEMEC OR APPROVED EQUAL

15.2 RED HYDRANT PAINT (GALLON) TNEMEC

Quantity: 5 UOM: Gallon Unit Price: \$125.92 Total: \$629.60

Manufacturer: TNEMEC OR APPROVED EQUAL

15.3 ORANGE HYDRANT PAINT (GALLON) TNEMEC

Quantity: 25 UOM: Gallon Unit Price: \$125.92 Total: \$3,148.00

Manufacturer: TNEMEC OR APPROVED EQUAL

15.4 GREEN HYDRANT PAINT (GALLON) TNEMEC

Quantity: 100 UOM: Gallon Unit Price: \$125.92 Total: \$12,592.00

Manufacturer: TNEMEC OR APPROVED EQUAL

15.5 BLUE HYDRANT PAINT (GALLON) TNEMEC

Quantity: 200 UOM: Gallon Unit Price: \$125.92 Total: \$25,184.00

Manufacturer: TNEMEC OR APPROVED EQUAL

15.6 4 INCH x 5 INCH x 24 INCH RED MARKER FLAGS

Quantity: 5 UOM: Bndl (100) Unit Price: \$0.14 Total: \$0.70

15.7 4 INCH x 5 INCH x 24 INCH BLUE MARKER FLAGS

Quantity: 20 UOM: Bndl (100) Unit Price: \$0.14 Total: \$2.80

15.8 4 INCH x 5 INCH x 24 INCH GREEN MARKER FLAGS

Quantity: 20 UOM: Bndl (100) Unit Price: \$0.14 Total: \$2.80

15.9 4 INCH x 5 INCH x 24 INCH WHITE MARKER FLAGS

Quantity: 5 UOM: Bndl (100) Unit Price: \$0.14 Total: \$0.70

15.10 RED MARKER PAINT

Quantity: 5 UOM: CS (12) Unit Price: \$5.57 Total: \$27.85

15.11 BLUE MARKER PAINT

Quantity: 20 UOM: CS (12) Unit Price: \$5.57 Total: \$111.40

15.12 GREEN MARKER PAINT

Quantity: 20 UOM: CS (12) Unit Price: \$5.57 Total: \$111.40

15.13 WHITE MARKER PAINT

Quantity: 5 UOM: CS (12) Unit Price: \$5.57 Total: \$27.85

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6

Package Header

Chemicals

Quantity: 1 Total: \$8,029.05

Package Items

16.1 Liquid Bleach

Quantity: 20 UOM: EA Unit Price: Total:

16.2 Flourescent Dye (Tracer)

Quantity: 10 UOM: EA Unit Price: Total:

16.3 HYDRANT OIL (GALLON) Food Grade

Quantity: 50 UOM: gallons Unit Price: Total:

16.4 HYDRANT ASSEMBLY GREASE Food Grade

Quantity: 20 UOM: gallons Unit Price: Total:

16.5 HYDRANT ANTI SIEZE SPRAY Food Grade

Quantity: 25 UOM: Cans Unit Price: Total:

16.6 PIPE JOINT LUBRICANT Food Grade

Quantity: 5 UOM: gallons Unit Price: Total:

1
7

Package Header

Wastewater Pipe Fittings and Couplings Larger Diameter

Quantity: 1 Total:

Package Items

17.1 12" SDR35 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

17.2 15" SDR35 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

17.3 16" SDR35 PIPE

Quantity: 28 UOM: FT No Bid

17.4 21" SDR35 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

17.5 30" SDR35 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

17.6 12" SDR26 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

17.7 15" SDR26 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

17.8 16" SDR26 PIPE

Quantity: 28 UOM: FT No Bid

17.9 21" SDR26 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

17.10 30" SDR26 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

17.11 12" BOLTED PIPE COUPLING/DRESSERQuantity: 5 UOM: EA Unit Price: Total: **17.12 15" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **17.13 16" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **17.14 21" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **17.15 30" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **17.16 15" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA Unit Price: Total: **17.17 16" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA Unit Price: Total: **17.18 21" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA Unit Price: Total: **17.19 30" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA Unit Price: Total: **17.20 12" X 8" SDR35 WYE**Quantity: 5 UOM: EA Unit Price: Total: **17.21 12" X 8" SDR35 TEE**Quantity: 5 UOM: EA Unit Price: Total: **17.22 12" X 6" SDR35 WYE**Quantity: 5 UOM: EA Unit Price: Total: **17.23 12" X 6" SDR35 TEE**Quantity: 5 UOM: EA Unit Price: Total: **17.24 12" X 8" SDR26 WYE**Quantity: 5 UOM: EA Unit Price: Total: **17.25 12" X 8" SDR26 TEE**Quantity: 5 UOM: EA Unit Price: Total: **17.26 12" X 6" SDR26 WYE**Quantity: 5 UOM: EA Unit Price: Total: **17.27 12" X 6" SDR26 TEE**Quantity: 5 UOM: EA Unit Price: Total:

17.28 10 INCH GASKET SDR35 COUPLINGQuantity: 5 UOM: EA Unit Price: Total: **17.29 12 INCH GASKET SDR35 COUPLING**Quantity: 5 UOM: EA Unit Price: Total: **1
8****Package Header**

Stormwater Lids and Misc

Quantity: 1 UOM: EA Total: **Package Items****18.1 18 INCH INLET LID**Quantity: 50 UOM: EA Unit Price: Total: **18.2 24 INCH INLET LID**Quantity: 50 UOM: EA Unit Price: Total: **18.3 INLET BRS MTR BX SPRG**Quantity: 100 UOM: EA Unit Price: Total: **18.4 INLET MTR BX LCK**Quantity: 100 UOM: EA Unit Price: Total: **18.5 30 M/HOLE STORM LID ONLY BASS**Quantity: 50 UOM: EA Unit Price: Total: **18.6 SOD STAPLES**Quantity: 1000 UOM: EA Unit Price: Total: **1
9****Package Header**

Stormwater Erosion Control

Quantity: 1 UOM: EA Total: **Package Items****19.1 Silt Fence**Quantity: 300 UOM: FT Unit Price: Total: **19.2 ARMORMAX 75**Quantity: 10 UOM: Rolls Unit Price: Total: **19.3 18 PIN WWASHER 6GA**Quantity: 8 UOM: EA Unit Price: Total: **19.4 DRIVE ROD 4'**Quantity: 1 UOM: EA Unit Price: Total: **19.5 CURLEX**Quantity: 25 UOM: EA Unit Price: Total: **19.6 FLEXEMAT**Quantity: 10 UOM: Rolls Unit Price: Total:

Package Header

Stormwater Pipe & Safety End Treatments

Quantity: 1 UOM: EA Total: \$136,681.02

Package Items

20.1 36 INCH CMP STORM PIPE

Quantity: 5 UOM: EA Unit Price: \$60.73 Total: \$303.65

20.2 SET 18 INCH 3:1

Quantity: 10 UOM: EA Unit Price: \$664.45 Total: \$6,644.50

20.3 SET 18 INCH 4:1

Quantity: 10 UOM: EA Unit Price: \$776.67 Total: \$7,766.70

20.4 SET 18 INCH 6:1

Quantity: 10 UOM: EA Unit Price: \$1,058.89 Total: \$10,588.90

20.5 SET 24 INCH 3:1

Quantity: 4 UOM: EA Unit Price: \$887.78 Total: \$3,551.12

20.6 SET 24 INCH 4:1

Quantity: 4 UOM: EA Unit Price: \$1,092.23 Total: \$4,368.92

20.7 SET 24 INCH 6:1

Quantity: 4 UOM: EA Unit Price: \$1,413.34 Total: \$5,653.36

20.8 SET 30 INCH 3:1

Quantity: 4 UOM: EA Unit Price: \$1,383.34 Total: \$5,533.36

20.9 SET 30 INCH 4:1

Quantity: 4 UOM: EA Unit Price: \$1,724.45 Total: \$6,897.80

20.10 SET 30 INCH 6:1

Quantity: 4 UOM: EA Unit Price: \$2,438.89 Total: \$9,755.56

20.11 SET 36 INCH 3:1

Quantity: 4 UOM: EA Unit Price: \$2,120.00 Total: \$8,480.00

20.12 12 INCH RCP STORM PIPE

Quantity: 5 UOM: EA Unit Price: \$40.00 Total: \$200.00

20.13 SET 36 INCH 4:1

Quantity: 4 UOM: EA Unit Price: \$2,681.12 Total: \$10,724.48

20.14 SET 36 INCH 6:1

Quantity: 4 UOM: EA Unit Price: \$3,786.67 Total: \$15,146.68

20.15 18 INCH RCP STORM PIPE

Quantity: 5 UOM: EA Unit Price: \$45.56 Total: \$227.80

20.16 30 INCH CMP STORM PIPE

Quantity: 5 UOM: EA Unit Price: \$54.08 Total: \$270.40

20.17 36 INCH HP STORM PIPE

Quantity: 5 UOM: EA Unit Price: \$63.16 Total: \$315.80

20.18 24 INCH RCP STORM PIPEQuantity: 5 UOM: EAUnit Price: \$65.56 Total: \$327.80 **20.19** 30 INCH RCP STORM PIPEQuantity: 5 UOM: EAUnit Price: \$92.23 Total: \$461.15 **20.20** 30 INCH SDR26 PIPEQuantity: 28 UOM: FTUnit Price: \$137.60 Total: \$3,852.80 **20.21** 30 INCH SDR35 PIPEQuantity: 28 UOM: FTUnit Price: \$103.23 Total: \$2,890.44 **20.22** 36 INCH RCP STORM PIPEQuantity: 15 UOM: EAUnit Price: \$131.12 Total: \$1,966.80 **20.23** SET 12 INCH 3:1Quantity: 15 UOM: EAUnit Price: \$518.89 Total: \$7,783.35 **20.24** SET 12 INCH 4:1Quantity: 15 UOM: EAUnit Price: \$598.89 Total: \$8,983.35 **20.25** SET 12 INCH 6:1Quantity: 15 UOM: EAUnit Price: \$802.23 Total: \$12,033.45 **20.26** 12 INCH CMP STORM PIPEQuantity: 15 UOM: EAUnit Price: \$20.16 Total: \$302.40 **20.27** 24 INCH CMP STORM PIPEQuantity: 15 UOM: EAUnit Price: \$38.86 Total: \$582.90 **20.28** 18 INCH CMP STORM PIPEQuantity: 15 UOM: EAUnit Price: \$29.98 Total: \$449.70 **20.29** 12 INCH HP STORM PIPEQuantity: 15 UOM: EAUnit Price: \$10.44 Total: \$156.60 **20.30** 24 INCH HP STORM PIPEQuantity: 15 UOM: EAUnit Price: \$30.75 Total: \$461.25 **2
1****Package Header**

Streets

Quantity: 1 UOM: EATotal: \$2,980.30 **Package Items****21.1** GEOGRIDQuantity: 10 UOM: RollsUnit Price: \$298.03 Total: \$2,980.30 **Response Total: \$3,475,711.42**

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.

Signature:

Email: rquigley@celina-tx.gov

**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 **North Texas Winwater Co.** (hereinafter referred to as the "Provider") for **Water and Wastewater Parts and Accessories**, (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: **Water and Wastewater Parts and Accessories** (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 renewed 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

1010 Industrial Way Drive Anna, TX 75409

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

Zac Hansen
Zac Hansen (May 27, 2025 07:29 CDT)

Zac Hansen, President

Type/Print Name and Title

05/27/2025

Date



INVITATION TO BID

Water & Wastewater Parts and Accessories

BID #2025-044

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, Purchasing Agent at 940-208-0128 or
purchasing@celina-tx.gov.**

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	3. W9
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SECTION 1: INSTRUCTIONS

1.1 SUBMISSION

Vendors 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.

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 PROHIBITION AGAINST BOYCOTTING OF ISRAEL

The City is legally prohibited from contracting for goods and services unless the contract contains written verification from the contractor that it does not and will not during the term of contract boycott Israel as described in Texas Government Code §2270. By submitting a response to this solicitation, contractor verifies that it does not and will not during the term of this agreement boycott Israel.

1.9 PROHIBITION OF CONTRACTS WITH CERTAIN COMPANIES

The City is legally prohibited from contracting with a company that is identified on a list prepared and maintained by the State Comptroller of Texas under Texas Government Code §2252.153 or §2270.0201. By submitting a response to this solicitation, contractor verifies that it is not on any such list.

1.10 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 address by Addendum. No oral statement of any person shall modify or otherwise change or affect the specification.

1.11 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 Manager of all conflicts, errors, ambiguities, or discrepancies which proposer has discovered in or between the contract documents and such other related documents.

SECTION 2: SPECIFICATION / SCOPE OF WORK

GENERAL INFORMATION

The City of Celina, Texas is seeking bids for Water and Wastewater parts and accessories for one year, beginning upon City Council approval. The City and contractor may, upon mutual consent, extend the contract for four additional one-year periods, after the initial term, upon written agreement of both parties. Renewal shall be submitted to contractor no later than 45 days prior to the expiration of the contract.

The Awarded Bidder may request a price increase at each renewal time at a rate not to exceed the effective percentage change in the Consumer Price Index for the Dallas/Fort Worth area (CPI-U) for the previous twelve (12) months.

Should funding not be approved by the City Council for any given budget year during the contract term, the contract will become null and void upon the completion of the appropriated funding.

The following specifications are intended to indicate a certain level of performance. Bids will be considered which do not necessarily match such specifications, but which provide as good or better performance as determined by the City of Celina.

Bids may also be awarded according to section or category (i.e., brass, meter boxes, clamps, etc.) or be awarded in its entirety at the discretion of the City of Celina.

2.2 SPECIFICATIONS

All material must meet or exceed The City of Celina Engineering Standards: <https://www.celina-tx.gov/DocumentCenter/View/1256/Celina-Standard-Design-592021>

The City has an approved material list which can be found at: <https://www.celina-tx.gov/DocumentCenter/View/1866/Approved-materials-list>

Brand Name or Equal: If the bid indicates brand name or “equal” products are acceptable, the bidder may bid an “equal” product as an alternate bid but must be prepared to demonstrate those features that render it equal. Final determination of a product as an “equal” solely remains with the City.

Additional Information:

1. **General.** Unplasticized polyvinyl chloride (PVC) water pipe shall meet the requirements of AWWA Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4” through 12”, for Water. AWWA Standard C900, with cast iron outside dimension. Laying lengths shall be 201 + 111 (2.5 cm).
2. **Thickness Class.** PVC water pipe shall meet the dimension ratios (DR’s) and physical dimensions as shown in the following table. The pressure classification refers to the maximum hydrostatic pressure to which the pipe shall be subject to in normal operations.

PVC WATER PIPE DIMENSIONS							
Normal Size		O.D.*		Class 200(DR14) Min. Wall Thickness		Class 150(DR18) Min. Wall Thickness	
Inches	(cm)	Inches	(cm)	Inches	(cm)	Inches	(cm)
4	(10.2)	4.800	(12.2)	0.343	(0.9)	0.267	(0.7)
6	(15.2)	6.980	(17.5)	0.493	(1.3)	0.383	(1.0)
8	(20.3)	9.050	(23.0)	0.646	(1.6)	0.50.	(1.3)
10	(25.4)	11.100	(28.2)	0.793	(2.0)	0.617	(1.6)
12	(30.5)	13.200	(33.5)	0.943	(2.4)	0.733	(1.9)

* Cast Iron Pipe O.D. dimensions

3. **Joints.** PVC water pipe shall be furnished with gasketed joints. Lubricant used for pipe and fittings assembly shall be non-toxic and shall have no detrimental effect to either gasket or pipe.
4. **Ductile-Iron Pressure Pipe Fittings.**

- (a) General. Ductile-iron pressure pipe 3 in. (75 mm) in diameter and larger shall conform to the current American National Standard for Ductile-Iron Pipe Centrifugally Cast for Water or Other Liquids, AWWA Standard C151.
- (b) Design Requirements. The ductile-iron pipe shall conform in all respects to the specifications set forth in ASTM Designation A 377 (A 377M), Standard Index of Specifications for Ductile Iron Pressure Pipe. The specific grade of ductile iron used shall be Grade 60-42-10, with Minimum Tensile Strength of 60,000 psi, a Minimum Yield Strength of 42,000 psi, and a Minimum Elongation in 2 in. of 10 percent.

Pipe shall be specified by either Thickness Class or Pressure Class, in accordance with AWWA Standard C150 and AWWA Standard C 151 and shall be so designated in the plans and contract documents.

- (c) Joints. All ductile-iron pressure pipe shall be furnished with one of the following types of joints and as described in the proposal or bid request:

Type Joint	AWWA Standard
Push-on	AWWA C111
Mechanical Joint	AWWA C111
Flanged Ends	AWWA C110 or AWWA C 115
Grooved Ends	AWWA C606

Bolts and nuts for mechanical joints or flanged ends (if used underground) shall be of high-strength low-alloy corrosion-resistant steel and shall conform to High Strength Bolts for Standard Steel Joints, ASTM Designation A 325 (Type 4). All threaded flanges shall be ductile iron.

- (d) Coating and Lining. All ductile-iron pipe shall be bituminous coated outside and cement mortar lined inside with seal coat in accordance with AWWA Standard C104.
- (e) Fittings. Fittings shall be of gray or ductile-iron and shall conform to the current American National Standard Gray-Iron and Ductile-Iron Fittings, 3 In. through 48 In., for Water and Other Liquids, AWWA Standard C110 or AWWA Standard C153, unless otherwise specified in the proposal, special specification or in the plans.

Use of Ductile Iron Compact Fittings is prohibited if soil resistivity measurements are less than 1000 ohms/cm³.

All fittings shall be rated for a minimum of 250 psi (2069 kpa) working pressure.

Special fitting using end condition combination of bells, spigots, mechanical or push-on joints, flanges, or special internally locked joints shall be dimensioned in accordance with AWWA Standard C110.

Bolts and nuts for mechanical joints or flanged ends shall be of a high-strength, corrosion-resistant low-alloy steel and shall conform to ASTM Designation A325 (Type 3)

Fittings shall be bituminous coated outside, and cement-mortar lined inside with seal coat in accordance with AWWA C104.

- (f) Underwriters' Approval. Ductile-iron pipe shall be approved by the Underwriters' Laboratories, Inc., and shall be accepted by the State Fire Insurance Commission for use in water distribution systems without penalty. All pipe and fittings shall be new.
 - (g) Tests. All ductile-iron pipe and fittings shall be tested in accordance with the applicable provisions of the specifications relating thereto and the class, weight, and casting period shall be shown on each pipe.
 - (h) Rejection. Ductile-iron and fittings may be rejected for failure to meet all the requirements of this specification.
5. **Rejection.** PVC water pipe may be rejected for failure to meet all of the requirements of this specification.
6. **Delivery Time: Time is of the essence in any City purchase. Orders placed by the City of Celina shall be for available by delivery and/or pick up within five (5) business days. Exceptions are made for products that are backordered by the manufacturer or require shipment direct from the manufacturer. Failure to meet delivery times may be grounds for cancellation of contract.**
7. **Proprietary Information:** All material submitted to the City becomes public property and is subject to the Texas Open Records Act upon receipt. If a bidder does not desire proprietary information in the bid to be disclosed, each page must be identified and marked proprietary at time of submittal. The City will, to the extent allowed by law, endeavor to protect such information from disclosure. The final decision as to what information must be disclosed, however, lies with the Texas Attorney General. Failure to identify proprietary information will result in all unmarked sections being deemed non-proprietary and available upon public request.

SECTION 3: 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 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 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 972-382-2682 or purchasing@celina-tx.gov.
- ii) Click the HELP link after log in on the top right of your screen.



2025-044 Addendum 1 North Texas Winwater Co Supplier Response

Event Information

Number: 2025-044 Addendum 1
Title: Water & Wastewater Parts and Accessories
Type: Invitation to Bid
Issue Date: 4/18/2025
Deadline: 5/13/2025 10:00 AM (CT)
Notes: The City of Celina is seeking bids from qualified vendors for the purchase of water and waste water parts and accessories. This is an annual contract, parts will be purchased on an as needed basis. Quantities listed are estimates only and not a guarantee of purchase.

Virtual Bid Opening Registration [HERE](#)

Contact Information

Contact: Ryan Quigley
Address: Purchasing
142 N Ohio St
Celina, TX 75009
Phone: (940) 208-0128

Email: rquigley@celina-tx.gov

North Texas Winwater Co Information

Contact: Zac Hansen
Address: 1010 Industrial Way Drive
Anna, TX 75409
Phone: (469) 425-4402
Email: zthansen@winwaterworks.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.

William Charles

Signature

wbcharles@winwaterworks.com

Email

Submitted at 5/12/2025 11:09:48 PM (CT)

Requested Attachments

W9

w9 (4).pdf

Complete the W9 form located in the Attachments Tab and upload here.

CIQ - Conflict of Interest

Celina Conflict of Interest.pdf

Complete the CIQ form located in the Attachments Tab and upload here.

Form 1295

Celina Form 1295 Certificate
101366290 (3).pdf

Complete the form 1295 electronically and upload the signed form here. Instructions on how to do so can be found in the attributes.

Bid Attributes

1 Term of Contract - 1 Year plus 4 Renewal Periods

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

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 in the Dallas-Fort Worth-area, as published by the United States Department of Labor, Bureau of Labor Statistics (the "Index").

Data can be found at [BLS.gov](https://www.bls.gov).

Yes

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.

Yes

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 verification 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

William Charles Sales

12 Contact Person Phone

(918) 270-3987

1 3	Contact Person Email wbcharles@winwaterworks.com
1 4	Main Office Location Anna, Tx
1 5	Years in Business 3
1 6	Office Location Please list your corporate office location and any branch locations in Texas. Anna
1 7	Business Name Has your business operated under the same name? If no, under what former name has your organization operated? North Texas Winwater
1 8	Binding Official The name of the binding official granted the power to execute agreements. Zachary Hansen
1 9	Binding Official Email Address zthansen@winwaterworks.com
2 0	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
2 1	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.
2 2	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.
2 3	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.

2
4**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.

2
5**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

2
6**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

2
7**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

2
8**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

2
9**Risk 4: Debarment**

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

3
0**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

3 1	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
3 2	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
3 3	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
3 4	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
3 5	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
3 6	Exceptions / Comments List any Exceptions or Comments you have here. If none, enter: NONE. None
3 7	ACH All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.
3 8	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 .
3 9	Public or Private Is your business publicly traded? No

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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.

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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 the 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

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State of Texas

My company is authorized to transact business in the State of Texas. If you are a sole proprietor and are not registered with the state please select "Sole Proprietor".

Go to the Texas Taxable Entity Search <https://mycpa.cpa.state.tx.us/coa/>

Enter the Tax ID or Entity Name or File Number

Select the "search" button

Select the "details" button next to your company's name

Check that the "Right to Transact Business in Texas" is active

☒ I Agree

☐ Sole Proprietor

43

Addendum 1

Please acknowledge receipt of addendum 1.

☒ I acknowledge receipt of Addendum 1
Bid Lines

1

Package Header

Brass Parts

Quantity: 1

Total: \$636,724.90

Package Items**1.1 3/4 inch SS INSERT FOR CTS PE**

Quantity: 100 UOM: EA Unit Price: \$2.06 Total: \$206.00

Manufacturer: Ford, Mueller or AY McDonald

Supplier Notes: AY 6133T 3/4

1.2 3/4 inch CORP MIPXGJ FOR CTS

Quantity: 100 UOM: EA Unit Price: \$34.10 Total: \$3,410.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: F1100-3GNL 3/4
Supplier Notes: 74704g 3/4

1.3 3/4 inch CORP CCXGJ(CTS)

Quantity: 100 UOM: EA Unit Price: \$34.10 Total: \$3,410.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: F1000-3GNL
Supplier Notes: 74701G 3/4

1.4 3/4 inch GJCTS CPLG GRIP

Quantity: 100 UOM: EA Unit Price: \$19.03 Total: \$1,903.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: C44-33GNL
Supplier Notes: 74758g 3/4

1.5 3/4 inch CPLG FIPXGJCTS

Quantity: 100 UOM: EA Unit Price: \$16.45 Total: \$1,645.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: C14-33GNL
Supplier Notes: 74754g 3/4

1.6 3/4 inch CPLG MIPXGJCTS

Quantity: 100 UOM: EA Unit Price: \$15.64 Total: \$1,564.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: C84-33GNL
Supplier Notes: 74753g 3/4

1.7 5/8 inchX3/4 inch ANG BMV GJ CTS X MN

Quantity: 100 UOM: EA Unit Price: \$46.35 Total: \$4,635.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: BA43-232WGNL
Supplier Notes: 74642bg 3/4

1.8 3/4 inch BMV GJ(CTS)XMN

Quantity: 100 UOM: EA Unit Price: \$47.00 Total: \$4,700.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: B43-232WGNL
Supplier Notes: 76100mwg 3/4x5/8x3/4

1.9 3/4 INCH BMV CTS X PVC

Quantity: 100 UOM: EA Unit Price: \$81.60 Total: \$8,160.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 76100wg-44 3/4

1.10 3/4 INCH BMV CTS X CTSQuantity: 100 UOM: EA Unit Price: \$70.96 Total: \$7,096.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76100wg 3/4**1.11 3/4 INCH BMV CTS X FIP**Quantity: 100 UOM: EA Unit Price: \$62.52 Total: \$6,252.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76102wg 3/4**1.12 3/4 INCH BMV MN X FIP**Quantity: 100 UOM: EA Unit Price: \$63.69 Total: \$6,369.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76101mw 3/4**1.13 3/4 INCH BMV MN X CTS**Quantity: 100 UOM: EA Unit Price: \$71.59 Total: \$7,159.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76100mwg 3/4**1.14 3/4 INCH BMV CTS X 1 INCH CTS**Quantity: 100 UOM: EA Unit Price: \$89.58 Total: \$8,958.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76100wg 1x3/4x1**1.15 3/4 inch TEE GJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$46.11 Total: \$4,611.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: T444-333GNLSupplier Notes: 74760g 3/4**1.16 3/4 inch GJCTS 90 BEND**Quantity: 100 UOM: EA Unit Price: \$24.59 Total: \$2,459.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L44-33GNLSupplier Notes: 74761g 3/4**1.17 3/4 inch CPLG FIPXPJ(PVC)**Quantity: 100 UOM: EA Unit Price: \$20.57 Total: \$2,057.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C38-23-H1-2.5-NLSupplier Notes: 74754-44 3/4**1.18 3/4 inch MIP X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$20.73 Total: \$2,073.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74753-44 3/4

1.19 3/4 inch 90 BEND MIPXGJ CTS

Quantity: 100 UOM: EA Unit Price: \$17.12 Total: \$1,712.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: L84-33GNL
Supplier Notes: 74779mg 3/4

1.20 3/4 inch X 12 inch BRASS NIPPLE

Quantity: 100 UOM: EA Unit Price: \$17.86 Total: \$1,786.00
Manufacturer: Ford, Mueller or AY McDonald

1.21 3/4 inch CTS GRIPJT NUT ASSM

Quantity: 100 UOM: EA Unit Price: \$8.08 Total: \$808.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: GJCN3- 3
Supplier Notes: AY only 4700g 3/4

1.22 3/4 inch X 1 inch CTS GR COUPLNG

Quantity: 100 UOM: EA Unit Price: \$22.12 Total: \$2,212.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 74758-22 3/4x1

1.23 3/4 inch MIP X CTS COUPLING

Quantity: 100 UOM: EA Unit Price: \$15.65 Total: \$1,565.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 74753g 3/4

1.24 3/4 inch MIP X 1 INCH CTS COUPLING

Quantity: 100 UOM: EA Unit Price: \$17.31 Total: \$1,731.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 74753g 1x3/4

1.25 3/4 INCH COPR STOP CAP

Quantity: 100 UOM: EA Unit Price: \$25.00 Total: \$2,500.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 74700qcap 3/4

1.26 3/4 inch X 1 inch GJCTS CPLG

Quantity: 100 UOM: EA Unit Price: \$25.60 Total: \$2,560.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: C44-34-G-NL
Supplier Notes: 74758g 3/4x1

1.27 H15428N 2 ADPT 110 CTSXMIP

Quantity: 100 UOM: EA Unit Price: \$73.75 Total: \$7,375.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 74753q 2

1.28 1 inch SS INSERT FOR CTS PEQuantity: 100 UOM: EA Unit Price: \$2.69 Total: \$269.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 6133T 1 AY**1.29 1 inch CORP MIPXGJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$51.60 Total: \$5,160.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1100-4GNLSupplier Notes: 74704g 1**1.30 1 inch CORP CCXGJ (CTS)**Quantity: 100 UOM: EA Unit Price: \$51.60 Total: \$5,160.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1000-4GNLSupplier Notes: 74701g 1**1.31 1 inch CPLG GJCTS GRIP**Quantity: 100 UOM: EA Unit Price: \$25.21 Total: \$2,521.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C44-44-G-NLSupplier Notes: 74758g 1**1.32 1 inch CPLG FIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$22.31 Total: \$2,231.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C14-44GNLSupplier Notes: 74754g 1**1.33 1 inch MIP X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$32.31 Total: \$3,231.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74753-44 1**1.34 1 inch CPLG MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$18.53 Total: \$1,853.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C84-44-G-NLSupplier Notes: 74753g 1**1.35 1 INCH FIP X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$31.72 Total: \$3,172.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74754-44 1

1.36 1 inch ANG BMV GJCTS X MN

Quantity: 100 UOM: EA Unit Price: \$118.23 Total: \$11,823.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: BA43-444WGNL
Supplier Notes: 74602bg 1

1.37 1 inch STRAIGHT BMV GJ(CTS)XMN

Quantity: 100 UOM: EA Unit Price: \$105.79 Total: \$10,579.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: B43-444WGNL
Supplier Notes: 76100mwig 1

1.38 1 inch TEE GJ(CTS)

Quantity: 100 UOM: EA Unit Price: \$49.30 Total: \$4,930.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: T444-444GNL
Supplier Notes: 74760g 1

1.39 1 inch GJCTS 90 BEND GRIP

Quantity: 100 UOM: EA Unit Price: \$31.65 Total: \$3,165.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: L44-44GNL
Supplier Notes: 74761g 1

1.40 1 inch GRIP NUT ASSM F/CORP/BALL

Quantity: 100 UOM: EA Unit Price: \$13.47 Total: \$1,347.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: GJCN4-4
Supplier Notes: 4700g 1 AY only

1.41 1 INCH PVC X CTS GJ COUPLING

Quantity: 100 UOM: EA Unit Price: \$37.19 Total: \$3,719.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 74758g-44 1

1.42 1 INCH PVC X CTS PJ COUPLING

Quantity: 100 UOM: EA Unit Price: \$37.19 Total: \$3,719.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 74758-22-44

1.43 1 inch CPLG FIPXPJ (PVC)

Quantity: 100 UOM: EA Unit Price: \$31.72 Total: \$3,172.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 74754-44 1

1.44 1 INCH BMV MN X MIPQuantity: 100 UOM: EA Unit Price: \$93.34 Total: \$9,334.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76107mw 1**1.45 1 INCH BMV MN X FIP**Quantity: 100 UOM: EA Unit Price: \$95.34 Total: \$9,534.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76101mw 1**1.46 1 INCH BMV CTS X CTS**Quantity: 100 UOM: EA Unit Price: \$105.55 Total: \$10,555.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76100wg 1**1.47 1 INCH CTS BMV X 3/4 MN**Quantity: 100 UOM: EA Unit Price: \$75.18 Total: \$7,518.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76100m-22 1x3/4x3/4**1.48 1 INCH BMV CTS X PVC**Quantity: 100 UOM: EA Unit Price: \$123.53 Total: \$12,353.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76100w-22-44 1**1.49 1 INCH BMV CTS X FIP**Quantity: 100 UOM: EA Unit Price: \$94.88 Total: \$9,488.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76102wg 1**1.50 1 inchX3/4 inch BMV GJ(CTS) X MN**Quantity: 100 UOM: EA Unit Price: \$77.37 Total: \$7,737.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76100mwg 1x3/4x3/4**1.51 1 inch 90 BEND MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$28.50 Total: \$2,850.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L84-44GNLSupplier Notes: 74779mg 1**1.52 1 INCH COPR STOP CAP**Quantity: 100 UOM: EA Unit Price: \$56.06 Total: \$5,606.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74700qcap 1

1.53 1 INCH HYDRO RANGER COUPLINGQuantity: 100 UOM: EA Unit Price: \$83.45 Total: \$8,345.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758-11**1.54 1.25 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$118.95 Total: \$11,895.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758-11 1 1/4**1.55 1.5 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$161.78 Total: \$16,178.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758-11 1 1/2**1.56 2 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$255.54 Total: \$25,554.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758-11 2**1.57 1.5 INCH CTS X CTS COUPLING**Quantity: 100 UOM: EA Unit Price: \$73.58 Total: \$7,358.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758g 1-1/2**1.58 1.5 INCH CTS X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$99.81 Total: \$9,981.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758g-44 1-1/2**1.59 1.5 INCH PVC X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$91.71 Total: \$9,171.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758-44 1-1/2**1.60 3/4 inchX1 inch ANG KMV GJX MN**Quantity: 100 UOM: EA Unit Price: \$45.90 Total: \$4,590.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: KV43-342WGNLSupplier Notes: 74602g 1x3/4**1.61 3/4 SETTER VALVE MN X FIP**Quantity: 100 UOM: EA**No Bid**Manufacturer: Ford, Mueller or AY McDonald**1.62 3/4 SETTER VALVE MN X MIP**Quantity: 100 UOM: EA**No Bid**Manufacturer: Ford, Mueller or AY McDonald

1.63 1 inch X 12 inch BRASS NIPPLEQuantity: 100 UOM: EA Unit Price: \$23.04 Total: \$2,304.00Manufacturer: Ford, Mueller or AY McDonald**1.64 2 inch SS INSERT FOR CTS PE**Quantity: 100 UOM: EA Unit Price: \$3.01 Total: \$301.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 6133T 2**1.65 2 inch BALLCORP MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$346.16 Total: \$34,616.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: FB1100-7GNLSupplier Notes: 74704bg 2**1.66 2 inch BALLCORP CCXGJCTS**Quantity: 100 UOM: EA Unit Price: \$244.81 Total: \$24,481.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: FB1000-7GNLSupplier Notes: 74701bg 2**1.67 2 inch ANG BMV GJCTSXMF**Quantity: 100 UOM: EA Unit Price: \$346.16 Total: \$34,616.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: BFA43-777WGNLSupplier Notes: 74602bg 2**1.68 2 inch X 3 inch BRASS NIPPLE**Quantity: 100 UOM: EA Unit Price: \$14.75 Total: \$1,475.00Manufacturer: Ford, Mueller or AY McDonald**1.69 2 inch X 12 inch BRASS NIPPLE**Quantity: 100 UOM: EA Unit Price: \$55.44 Total: \$5,544.00Manufacturer: Ford, Mueller or AY McDonald**1.70 2 inch ANG BMV CTS X METER FLNG**Quantity: 100 UOM: EA Unit Price: \$247.14 Total: \$24,714.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74602bcs-22 2**1.71 2 inch BMV CTS X METER FLANGE**Quantity: 100 UOM: EA Unit Price: \$320.49 Total: \$32,049.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76100mw-22 2

1.72 2 inch BMV PVC X METER FLANGEQuantity: 100 UOM: EA Unit Price: \$338.09 Total: \$33,809.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 76100mw-44 2**1.73 2 INCH 90 BEND CTS X MIP**Quantity: 100 UOM: EA Unit Price: \$118.03 Total: \$11,803.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74779m-22 2**1.74 2 INCH 90 BEND CTS X CTS**Quantity: 100 UOM: EA Unit Price: \$204.41 Total: \$20,441.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74761-22 2**1.75 2 inch MIP x PVC adapter**Quantity: 100 UOM: EA Unit Price: \$91.89 Total: \$9,189.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74753-44 2**1.76 Brass Parts:2 inch FIP x PVC adapter**Quantity: 100 UOM: EA Unit Price: \$105.61 Total: \$10,561.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74754-44 2**1.77 2 INCH PVC X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$138.72 Total: \$13,872.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758-44 2**1.78 2 INCH CTS X CTS COUPLING**Quantity: 100 UOM: EA Unit Price: \$97.95 Total: \$9,795.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758g 2**1.79 2 INCH CTS X FIP COUPLING**Quantity: 100 UOM: EA Unit Price: \$77.27 Total: \$7,727.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74754g 2**1.80 2 INCH CTS X MIP COUPLING**Quantity: 100 UOM: EA Unit Price: \$73.57 Total: \$7,357.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74753g 2

1.81 2 inch CTS x PVC couplerQuantity: 100 UOM: EA Unit Price: \$116.52 Total: \$11,652.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74758-22-44**1.82 1 inch corp stop grip nut assembly**Quantity: 100 UOM: EA Unit Price: \$13.47 Total: \$1,347.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 4700g 1**1.83 3/4 inch corp stop grip nut assembly**Quantity: 100 UOM: EA Unit Price: \$5.95 Total: \$595.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 4700g 3/4**1.84 1 inch CTS grip nut assembly**Quantity: 100 UOM: EA Unit Price: \$13.47 Total: \$1,347.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 4700g 1**1.85 3/4 inch CTS crip nut assembly**Quantity: 100 UOM: EA Unit Price: \$5.95 Total: \$595.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 4700g 3/4**1.86 1.5 inch SS INSERT FOR CTS PE**Quantity: 100 UOM: EA Unit Price: \$3.01 Total: \$301.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 6133t 1-1/2**1.87 2 inch BMV GJCTS X MF**Quantity: 10 UOM: EA Unit Price: \$321.99 Total: \$3,219.90Supplier Notes: 76100mwg 2**2 Package Header**

Brass Nipples Tees and Saddles

Quantity: 1 Total: \$18,864.59**Package Items****2.1 3/4 INCH x 4 INCH**Quantity: 6 UOM: EA Unit Price: \$5.88 Total: \$35.28**2.2 1 INCH X 4 INCH**Quantity: 6 UOM: EA Unit Price: \$8.44 Total: \$50.64**2.3 1.25 INCH X 4 INCH**Quantity: 6 UOM: EA Unit Price: \$11.88 Total: \$71.28

2.4 1.5 INCH X 2 INCH

Quantity: 6 UOM: EA Unit Price: \$8.26 Total: \$49.56

2.5 1.5 INCH X 3 INCH

Quantity: 6 UOM: EA Unit Price: \$12.14 Total: \$72.84

2.6 1.5 INCH X 4 INCH

Quantity: 6 UOM: EA Unit Price: \$15.80 Total: \$94.80

2.7 2 INCH X 4 INCH

Quantity: 6 UOM: EA Unit Price: \$17.00 Total: \$102.00

2.8 2 INCH X 5 INCH

Quantity: 6 UOM: EA Unit Price: \$23.63 Total: \$141.78

2.9 2 INCH X 6 INCH

Quantity: 6 UOM: EA Unit Price: \$30.00 Total: \$180.00

2.10 2 INCH TEE FIP

Quantity: 6 UOM: EA Unit Price: \$33.12 Total: \$198.72

2.11 4 INCH TEEP FIP

Quantity: 6 UOM: EA Unit Price: \$236.66 Total: \$1,419.96

2.12 4X1 CC BRS SAD

Quantity: 2 UOM: EA Unit Price: \$96.37 Total: \$192.74

Manufacturer: Ford, Mueller or AY McDonald

Supplier Notes: 3825 4x1

2.13 4 X 3/4 CC BRS SAD

Quantity: 2 UOM: EA Unit Price: \$96.37 Total: \$192.74

Manufacturer: Ford, Mueller or AY McDonald

Supplier Notes: 3825 4x3/4

2.14 4 X 2 CC BRS SAD

Quantity: 2 UOM: EA Unit Price: \$122.34 Total: \$244.68

Manufacturer: Ford, Mueller or AY McDonald

Supplier Notes: 3825 4x2

2.15 6X1 CC BRS SAD

Quantity: 10 UOM: EA Unit Price: \$113.51 Total: \$1,135.10

Manufacturer: Ford, Mueller or AY McDonald

Supplier Notes: 3825 6x1

2.16 8X1 CC BRS SAD

Quantity: 10 UOM: EA Unit Price: \$140.48 Total: \$1,404.80

Manufacturer: Ford, Mueller or AY McDonald

Supplier Notes: 3825 8x1

2.17 12 X 1 CC BRS SADQuantity: 5 UOM: EA Unit Price: \$203.69 Total: \$1,018.45 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 12x1**2.18 6 X 2 CC BRS SAD**Quantity: 5 UOM: EA Unit Price: \$142.59 Total: \$712.95 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 6x2**2.19 8 X 3/4 BRS SAD**Quantity: 5 UOM: EA Unit Price: \$140.48 Total: \$702.40 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 8x3/4**2.20 8 X 2 CC BRS SAD**Quantity: 5 UOM: EA Unit Price: \$161.03 Total: \$805.15 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 8x2**2.21 10 X 3/4 BRS SAD**Quantity: 2 UOM: EA Unit Price: \$174.06 Total: \$348.12 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 10x3/4**2.22 10 X 1 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: \$174.06 Total: \$348.12 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 10x1**2.23 12X1 CC BRS SAD**Quantity: 4 UOM: EA Unit Price: \$229.73 Total: \$918.92 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 12x1**2.24 2 INCH X 3/4 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$25.00 Total: \$50.00 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3801 2x3/4**2.25 6X2 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: \$142.59 Total: \$285.18 Manufacturer: Ford, Mueller or AY McDonald**2.26 8X2 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: \$161.03 Total: \$322.06 Manufacturer: Ford, Mueller or AY McDonald

2.27 12X2 CC BRS SADQuantity: 2 UOM: EA Unit Price: \$233.88 Total: \$467.76 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 12x2**2.28 18 INCH X 1 INCH CC DI SADDLE**Quantity: 2 UOM: EA Unit Price: \$402.66 Total: \$805.32 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 18x1**2.29 24 INCH X 1 INCH IP DI SADDLE**Quantity: 2 UOM: EA Unit Price: \$444.56 Total: \$889.12 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825A 24x1**2.30 16 X 1 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$349.35 Total: \$698.70 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825A&B 16x1**2.31 16 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$349.35 Total: \$698.70 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825A&B 16x2**2.32 18 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$402.66 Total: \$805.32 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825 18x2**2.33 18 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$402.66 Total: \$805.32 Manufacturer: Ford, Mueller or AY McDonald**2.34 24 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$444.56 Total: \$889.12 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825A**2.35 20 X 1 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$426.74 Total: \$853.48 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825A 20x1**2.36 20 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$426.74 Total: \$853.48 Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 3825A 20x2

2.37 21 INCH HYMAX LONG COUPLERQuantity: 4 UOM: EA**No Bid****3 Package Header**

Meter Parts

Quantity: 1Total: \$589,668.33**Package Items****3.1 3/4 X 10 Meter SETTER**Quantity: 20 UOM: EA Unit Price: \$221.06 Total: \$4,421.20Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 730-3-jcgd 33x456**3.2 1 X 10 Meter SETTER**Quantity: 30 UOM: EA Unit Price: \$320.65 Total: \$9,619.50Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 730-4-jcgd 44x456**3.3 2 X 12 Meter SETTER**Quantity: 10 UOM: EA Unit Price: \$1,186.73 Total: \$11,867.30Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 734-712wdgf 770**3.4 5/8 X 3/4 X 7 RESETTER**Quantity: 10 UOM: EA Unit Price: \$187.23 Total: \$1,872.30Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 718-207jc**3.5 1X12 METER RESETTER**Quantity: 10 UOM: EA Unit Price: \$315.54 Total: \$3,155.40Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 718-412jc**3.6 3/4 INCH TAIL PIECE**Quantity: 100 UOM: EA Unit Price: \$10.17 Total: \$1,017.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74620 3/4x3/4x2.5**3.7 1 INCH TAIL PIECE**Quantity: 2000 UOM: EA Unit Price: \$15.68 Total: \$31,360.00Manufacturer: Ford, Mueller or AY McDonaldSupplier Notes: 74620 1x1x2.5

3.8 3/4 INCH SGL CHK METER NIPPLE

Quantity: 2000 UOM: EA Unit Price: \$26.73 Total: \$53,460.00
Manufacturer: Ford, Mueller or AY McDonald
Manufacturer #: C38-23-H1-2.5-NL
Supplier Notes: 746201 3/4x3/4x2.5

3.9 3/4 inch dual purpose nut

Quantity: 2000 UOM: EA Unit Price: \$5.23 Total: \$10,460.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 20-03n union Nut 3/4 AY only

3.10 3/4 inch dual purpose nut fiber washer

Quantity: 2000 UOM: EA Unit Price: \$0.34 Total: \$680.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 20g3

3.11 1 inch dual purpose nut

Quantity: 2000 UOM: EA Unit Price: \$8.36 Total: \$16,720.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 20-4N AY only

3.12 1 inch dual purpose nut fiber washer

Quantity: 2000 UOM: EA Unit Price: \$0.51 Total: \$1,020.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 20g4

3.13 3/4 INCH SGL CHK METER NIPPLE

Quantity: 2000 UOM: EA Unit Price: \$26.73 Total: \$53,460.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 746201 1x1x2.63

3.14 1 INCH SGL CHK METER NIPPLE

Quantity: 2000 UOM: EA Unit Price: \$36.25 Total: \$72,500.00
Manufacturer: Ford, Mueller or AY McDonald
Supplier Notes: 746201 1x1x2.63

3.15 2.5 INCH X 1/8 INCH FH METER GASKETS

Quantity: 2000 UOM: EA Unit Price: \$19.13 Total: \$38,260.00

3.16 1.5 INCH BRASS FLG

Quantity: 500 UOM: EA Unit Price: \$45.31 Total: \$22,655.00
Manufacturer: Ford or Mueller
Supplier Notes: AY 7610F 1-1/2

3.17 1.5 INCH X 1/8 INCH FLANGE GASKET (NOT DROP IN STYLE)

Quantity: 2000 UOM: EA Unit Price: \$2.74 Total: \$5,480.00
Supplier Notes: 18-GFF6 1-1/2

3.18 1.5 INCH METER FLG BOLT AND GASKET KITQuantity: 500 UOM: EA Unit Price: \$55.92 Total: \$27,960.00Supplier Notes: 7610F Kit**3.19 2 INCH BRASS FLG**Quantity: 500 UOM: EA Unit Price: \$4.96 Total: \$2,480.00Manufacturer: (ZINC-1/8 RUBBER DROP IN)Supplier Notes: 18-g7**3.20 2 INCH FLANGE GASKET (NOT DROP IN STYLE)**Quantity: 1000 UOM: EA Unit Price: \$5.12 Total: \$5,120.00**3.21 2 INCH METER FLG BOLT AND GASKET KIT**Quantity: 500 UOM: EA Unit Price: \$136.20 Total: \$68,100.00**3.22 2 INCH MIP X 2.5 INCH FNST SWIVEL ADAPTER**Quantity: 200 UOM: EA Unit Price: \$37.54 Total: \$7,508.00**3.23 3 INCH METER FLG SET BOLT AND GASKET KIT**Quantity: 10 UOM: EA Unit Price: \$11.80 Total: \$118.00**3.24 4 INCH METER FLG SET BOLT AND GASKET KIT**Quantity: 15 UOM: EA Unit Price: \$20.44 Total: \$306.60**3.25 6 INCH METER FLG SET BOLT AND GASKET KIT**Quantity: 4 UOM: EA Unit Price: \$30.62 Total: \$122.48**3.26 8 INCH METER FLG SET BOLT AND GASKET KIT**Quantity: 4 UOM: EA Unit Price: \$34.10 Total: \$136.40**3.27 3/4 INCH X 1/8 INCH THK RUBBER MTR WASHER**Quantity: 30 UOM: 100/pk Unit Price: \$0.13 Total: \$3.90**3.28 1 INCH X 1/8 INCH THK RUBBER METER WASHER**Quantity: 30 UOM: 100/pk Unit Price: \$0.45 Total: \$13.50**3.29 EJ BROOKS BARREL LOCK WITH DUST CAP**Quantity: 200 UOM: EA Unit Price: \$7.53 Total: \$1,506.00Manufacturer #: 8509910Supplier Notes: Alternate Inner-Tite**3.30 2 INCH RPZ BACKFLOW DEVICE**Quantity: 50 UOM: EA Unit Price: \$1,105.90 Total: \$55,295.00Manufacturer: Watts 009Supplier Notes: Zurn 2-975xl3**3.31 DFW 37A-CELINA BOX AND LID**Quantity: 100 UOM: EA Unit Price: \$149.67 Total: \$14,967.00Manufacturer: DFW PLASTICS**3.32 DFW 65C-CELINA BOX AND LID**Quantity: 100 UOM: EA Unit Price: \$259.43 Total: \$25,943.00Manufacturer: DFW PLASTICS

3.33 DFW 37A MEER LIDS ONLY BOTH PIECESQuantity: 200 UOM: EA Unit Price: \$79.99 Total: \$15,998.00Manufacturer: DFW PLASTICS**3.34 DFW37-A ONE PIECE METER BOX LID**Quantity: 200 UOM: EA Unit Price: \$79.99 Total: \$15,998.00Manufacturer: DFW PLASTICS**3.35 3/4 INCH SCH40 PVC PIPE SWB 20 FEET WH**Quantity: 20 UOM: EA Unit Price: \$19.30 Total: \$386.00**3.36 1 Inch Idlers 1.25 inch X 10.75 inch sch 80 pvc**Quantity: 500 UOM: EA Unit Price: \$15.91 Total: \$7,955.00**3.37 Meter Box Security Bolt**Quantity: 100 UOM: EA Unit Price: \$3.50 Total: \$350.00**3.38 Meter Box Security Bolt Clip**Quantity: 100 UOM: EA Unit Price: \$0.50 Total: \$50.00**3.39 1 to 3/4 inch Brass reducers**Quantity: 50 UOM: EA Unit Price: \$10.00 Total: \$500.00**3.40 1 INCH SCH40 PVC PIPE SWB 20 FEET**Quantity: 100 UOM: EA Unit Price: \$2.50 Total: \$250.00**3.41 2 INCH SCH40 PVC PIPE SWB 20 FEET**Quantity: 100 UOM: EA Unit Price: \$2.50 Total: \$250.00**3.42 EJ BROOKS BARREL LOCK KEY**Quantity: 5 UOM: EA Unit Price: \$68.75 Total: \$343.75Supplier Notes: Inner-Tite Key**4 Package Header**

Pipe

Quantity: 1 Total: \$97,369.18**Package Items****4.1 3 INCH DR 14 C900 PVC PIPE**Quantity: 200 UOM: FT**No Bid****4.2 4 INCH DR 14 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$6.48 Total: \$1,296.00**4.3 6 INCH DR14 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$13.03 Total: \$2,606.00**4.4 8 INCH DR14 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$22.43 Total: \$4,486.00**4.5 10 INCH DR14 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: \$34.18 Total: \$6,836.00

4.6 12 INCH DR18 C900 PVC PIPEQuantity: 200 UOM: FT Unit Price: Total: **4.7 16 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: Total: **4.8 18 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: Total: **4.9 20 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: Total: **4.10 24 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT Unit Price: Total: **4.11 36 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FT **No Bid****4.12 3/4 INCHX100 FEET CTS DR9 PE TUBING**Quantity: 200 UOM: FT Unit Price: Total: **4.13 1 INCHX100 FEET CTS DR9 PE TUBING**Quantity: 2000 UOM: FT Unit Price: Total: **4.14 1-1/2 INCHX100 FEET DR9 PE TUBING**Quantity: 100 UOM: FT Unit Price: Total: **4.15 2 INCHX100 FEET CTS DR9 PE TUBING**Quantity: 200 UOM: FT Unit Price: Total: **4.16 1/2 inch IRRIGATION DRIP LINE (100' ROLLS)**Quantity: 500 UOM: FT **No Bid****4.17 1/2 INCH IRRIGATION DRIP LINE STRAIGHT COUPLINGS**Quantity: 100 UOM: EA **No Bid****4.18 1/2 INCH IRRIGATION DRIP LINE TEE COUPLINGS**Quantity: 100 UOM: EA **No Bid****4.19 1/2 INCH IRRIGATION DRIP LINE 90 COUPLINGS**Quantity: 100 UOM: EA **No Bid****4.20 10 INCH FULL CIRCLE CLAMP FOR SDR35/26**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **4.21 16 INCH HYMAX LONG COUPLER**Quantity: 4 UOM: EA Unit Price: Total: **4.22 18 INCH HP STORM PIPE**Quantity: 5 UOM: FT **No Bid****4.23 16 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FT Unit Price: Total: **4.24 14 INCH FORCE MAIN**Quantity: 40 UOM: FT **No Bid**

4.25 24 INCH SDR 26 GRAVITY PIPEQuantity: 28 UOM: FTUnit Price: \$76.67Total: \$2,146.76**4.26 10 INCH SDR 26 GRAVITY**Quantity: 28 UOM: FTUnit Price: \$17.65Total: \$494.20**4.27 10 INCH SDR 35 PIPE**Quantity: 28 UOM: FTUnit Price: \$14.04Total: \$393.12**5 Package Header**

Clamps, Dressers, Gasket Bolt Packs Sleeves

Quantity: 1Total: \$419,191.70**Package Items****5.1 3/4X6 REDI-CLMP**Quantity: 10 UOM: EAUnit Price: \$16.29Total: \$162.90Manufacturer: Smith BlairSupplier Notes: 24500010506000**5.2 1 X 3 REDI-CLAMP**Quantity: 10 UOM: EAUnit Price: \$9.54Total: \$95.40Manufacturer: Smith BlairSupplier Notes: 24500013203000**5.3 1X6 REDI-CLAMP**Quantity: 10 UOM: EAUnit Price: \$17.35Total: \$173.50Manufacturer: Smith BlairSupplier Notes: 24500013206000**5.4 1-1/4 X 6 REDI-CLAMP**Quantity: 10 UOM: EAUnit Price: \$18.28Total: \$182.80Manufacturer: Smith BlairSupplier Notes: 24500016606000**5.5 1-1/2 X 6 REDI-CLAMP**Quantity: 10 UOM: EAUnit Price: \$19.85Total: \$198.50Manufacturer: Smith BlairSupplier Notes: 24500019006000**5.6 2 INCH COLLAR CLAMP**Quantity: 10 UOM: EAUnit Price: \$67.62Total: \$676.20Manufacturer: Smith BlairSupplier Notes: 229-23807**5.7 2 X 7-1/2 CLAMP**Quantity: 10 UOM: EAUnit Price: \$59.20Total: \$592.00Manufacturer: Smith BlairSupplier Notes: 226-23807

5.8 3 X 7 CLAMPQuantity: 10 UOM: EA Unit Price: \$70.34 Total: \$703.40Manufacturer: Smith BlairSupplier Notes: 226-35007**5.9 4 X 7 CLAMP**Quantity: 10 UOM: EA Unit Price: \$77.26 Total: \$772.60Manufacturer: Smith BlairSupplier Notes: 226-45007**5.10 4 X 15 CLAMP**Quantity: 10 UOM: EA Unit Price: \$151.86 Total: \$1,518.60Manufacturer: Smith BlairSupplier Notes: 226-45015**5.11 6 INCH X 7 INCH CLAMP (AC PIPE)**Quantity: 10 UOM: EA Unit Price: \$95.79 Total: \$957.90Manufacturer: Smith BlairSupplier Notes: 226-71007**5.12 8 INCH X 7 INCH CLAMP (AC PIPE)**Quantity: 10 UOM: EA Unit Price: \$115.39 Total: \$1,153.90Manufacturer: Smith BlairSupplier Notes: 226-94007**5.13 8 INCH X 15 INCH CLAMP (AC PIPE)**Quantity: 10 UOM: EA Unit Price: \$218.52 Total: \$2,185.20Manufacturer: Smith BlairSupplier Notes: 226-94015**5.14 8 INCH X 15 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$218.52 Total: \$2,185.20Manufacturer: Smith BlairSupplier Notes: 226-86315**5.15 6 INCH X 7 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$94.37 Total: \$943.70Manufacturer: Smith BlairSupplier Notes: 226-69007**5.16 6 INCH X 15 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$175.45 Total: \$1,754.50Manufacturer: Smith BlairSupplier Notes: 226-69015

5.17 6 INCH X 20 INCH CLAMPQuantity: 10 UOM: EA Unit Price: \$254.17 Total: \$2,541.70Manufacturer: Smith BlairSupplier Notes: 226-69020**5.18 8 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$298.78 Total: \$2,987.80Manufacturer: Smith BlairSupplier Notes: 226-90520**5.19 3 X 4-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: **No Bid**Manufacturer: Smith Blair**5.20 226-048012-000 4X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: \$131.05 Total: \$1,310.50Manufacturer: Smith Blair**5.21 226-066312-000 6X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: \$150.95 Total: \$1,509.50Manufacturer: Smith Blair**5.22 226-069012-000 6X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: \$150.95 Total: \$1,509.50Manufacturer: Smith Blair**5.23 226-090512-000 8X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: \$180.78 Total: \$1,807.80Manufacturer: Smith Blair**5.24 226-132012-000 12 X 12.5 CLAMP**Quantity: 10 UOM: EA Unit Price: \$249.45 Total: \$2,494.50Manufacturer: Smith Blair**5.25 226-132012-000 12X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: \$249.45 Total: \$2,494.50Manufacturer: Smith Blair**5.26 6 INCH BELL JOINT LEAK CLAMP - LONG BOLTS**Quantity: 10 UOM: EA Unit Price: \$199.54 Total: \$1,995.40Manufacturer: Smith BlairSupplier Notes: 274-40000690500**5.27 8 INCH BELL JOINT LEAK CLAMP**Quantity: 10 UOM: EA Unit Price: \$275.16 Total: \$2,751.60Manufacturer: Smith BlairSupplier Notes: 274-40000905500

5.28 12 INCH BELL JOINT LEAK CLAMPQuantity: 10 UOM: EA Unit Price: \$369.84 Total: \$3,698.40Manufacturer: Smith BlairSupplier Notes: 274-30001320500**5.29 3/4 INCH X 5 INCH CPLG**Quantity: 10 UOM: EA Unit Price: \$87.70 Total: \$877.00Manufacturer: Smith BlairSupplier Notes: 411-35051-003**5.30 1 INCH X 5 INCH STL CPLG**Quantity: 10 UOM: EA Unit Price: \$31.88 Total: \$318.80Manufacturer: Smith BlairSupplier Notes: 411-13201-003**5.31 1-1/4 INCH X 5 INCH CPLG**Quantity: 10 UOM: EA Unit Price: \$33.39 Total: \$333.90Manufacturer: Smith BlairSupplier Notes: 411-16601-003**5.32 1-1/2 INCH X 5 INCH CPLG**Quantity: 10 UOM: EA Unit Price: \$39.87 Total: \$398.70Manufacturer: Smith BlairSupplier Notes: 411-19001-003**5.33 2 INCH X 5 INCH STL CPLG**Quantity: 10 UOM: EA Unit Price: \$51.07 Total: \$510.70Manufacturer: Smith BlairSupplier Notes: 411-23851-003**5.34 3 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: \$233.92 Total: \$2,339.20Supplier Notes: 422-3100420031**5.35 4 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: \$339.36 Total: \$3,393.60Supplier Notes: 422-4460560031**5.36 2 INCH X 12 INCH STL CPLG**Quantity: 10 UOM: EA Unit Price: \$70.75 Total: \$707.50Manufacturer: Smith BlairSupplier Notes: 411-23841-003**5.37 6 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: \$451.77 Total: \$4,517.70Manufacturer: HymaxSupplier Notes: 422-6560760031

5.38 8 INCH HYMAX LONGQuantity: 10 UOM: EA Unit Price: \$504.49 Total: \$5,044.90Manufacturer: HymaxSupplier Notes: 422-8540985031**5.39 12 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: \$715.70 Total: \$7,157.00Manufacturer: HymaxSupplier Notes: 422-12621367031**5.40 16 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: \$1,273.30 Total: \$12,733.00Supplier Notes: 42116001785031**5.41 18 INCH LONG HYMAX**Quantity: 10 UOM: EA **No Bid****5.42 24 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: \$1,678.33 Total: \$16,783.30Supplier Notes: 42124002632031**5.43 10 INCH SHORT HYMAX**Quantity: 10 UOM: EA Unit Price: \$391.42 Total: \$3,914.20Supplier Notes: 42110641183031**5.44 12 INCH SHORT HYMAX**Quantity: 10 UOM: EA Unit Price: \$478.27 Total: \$4,782.70Supplier Notes: 42112621367031**5.45 6 INCH MJ CAP**Quantity: 10 UOM: EA Unit Price: \$86.12 Total: \$861.20**5.46 8 INCH MJ CAP**Quantity: 10 UOM: EA Unit Price: \$133.48 Total: \$1,334.80**5.47 3 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA **No Bid****5.48 4 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: \$366.37 Total: \$3,663.70Manufacturer: Hymax**5.49 6 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: \$497.28 Total: \$4,972.80Manufacturer: Hymax**5.50 8 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: \$642.27 Total: \$6,422.70Manufacturer: Hymax

5.51 10 INCH ROMAC ALPHA COUPLERSQuantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.52 12 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.53 14 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA**No Bid**Manufacturer: **5.54 16 INCH ROMAC ALPHA COUPLERS**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.55 3 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total: **5.56 4 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total: **5.57 6 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: Total: **5.58 6 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total: **5.59 8 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: Total: **5.60 8 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total: **5.61 10 INCH MJ PVC RESTRAINT W/ACCS**Quantity: 10 UOM: EA Unit Price: Total: **5.62 10 INCH MJ DI LONG SLEEVE w/ ACCS**Quantity: 10 UOM: EA Unit Price: Total: **5.63 10 INCH MJ PLUG w/ ACCS**Quantity: 10 UOM: EA Unit Price: Total: **5.64 12 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: Total: **5.65 12 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total: **5.66 16 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: Total: **5.67 16 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total:

5.68 18 INCH MJ L/P DI SLEEVE USAQuantity: 10 UOM: EA Unit Price: Total: **5.69 18 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total: **5.70 20 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: Total: **5.71 20 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total: **5.72 24 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: Total: **5.73 24 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total: **5.74 36 INCH MJ L/P DI SLEEVE USA**Quantity: 10 UOM: EA Unit Price: Total: **5.75 36 INCH MJ PVC RESTRAINT W/ASSC**Quantity: 10 UOM: EA Unit Price: Total: **5.76 12 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: Supplier Notes: **5.77 16 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: Supplier Notes: **5.78 20 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: Supplier Notes: **5.79 24 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: Supplier Notes: **5.80 14 INCH LONG HYMAX**Quantity: 4 UOM: EA**No Bid****5.81 20 INCH LONG HYMAX**Quantity: 10 UOM: EA**No Bid****5.82 6 INCH MJ PLUG**Quantity: 5 UOM: EA Unit Price: Total:

5.83 8 INCH MJ PLUG

Quantity: 5 UOM: EA Unit Price: Total:

5.84 12 INCH MJ PLUG

Quantity: 5 UOM: EA Unit Price: Total:

5.85 3 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.86 16 INCH MJ PLUG

Quantity: 5 UOM: EA Unit Price: Total:

5.87 4 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.88 6 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.89 8 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.90 10 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA Unit Price: Total:

5.91 16 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA **No Bid**

5.92 10 INCH SDR 26 FORCE MAIN PIPE

Quantity: 40 UOM: EA Unit Price: Total:

5.93 20 INCH ROMAC ALPHA COUPLERS

Quantity: 5 UOM: EA **No Bid**

5.94 24 INCH ROMAC ALPHA COUPLERS

Quantity: 5 UOM: EA **No Bid**

5.95 6 INCH MJ BOLT BOLT GASKET PACK

Quantity: 10 UOM: EA Unit Price: Total:

5.96 6 INCH MJ TRANSITION BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

5.97 10 INCH SDR 26 FORCEMAIN

Quantity: 40 UOM: FT Unit Price: Total:

5.98 8 INCH MJ BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

5.99 12 INCH MJ BOLT GASKET KIT

Quantity: 10 UOM: EA Unit Price: Total:

5.100 14 INCH TRANSITION BOLT PACK

Quantity: 5 UOM: EA **No Bid**

5.101 15 INCH HYMAX LONG COUPLER

Quantity: 4 UOM: EA **No Bid**

5.102 16 INCH MJ BOLT GASKET KITQuantity: 10 UOM: EAUnit Price: \$86.98Total: \$869.80**5.103 18 INCH MJ BOLT GASKET KIT**Quantity: 10 UOM: EAUnit Price: \$86.98Total: \$869.80**5.104 20 INCH MJ BOLT GASKET KIT**Quantity: 10 UOM: EAUnit Price: \$98.17Total: \$981.70**5.105 24 INCH MJ BOLT GASKET KIT**Quantity: 10 UOM: EAUnit Price: \$117.12Total: \$1,171.20**6 Package Header**

Tees and Bends

Quantity: 1Total: \$218,479.14**Package Items****6.1 3 INCH MJ 45 BEND USA**Quantity: 2 UOM: EAUnit Price: \$117.12Total: \$234.24**6.2 3 INCH MJ 90 BEND USA**Quantity: 2 UOM: EAUnit Price: \$106.78Total: \$213.56**6.3 3 INCH MJ TEE USA**Quantity: 2 UOM: EAUnit Price: \$142.09Total: \$284.18**6.4 3 MJ LOCKING RESTRAINT W/ASSC**Quantity: 6 UOM: EAUnit Price: \$55.74Total: \$334.44**6.5 4 INCH MJ 45 BEND USA**Quantity: 2 UOM: EAUnit Price: \$88.70Total: \$177.40**6.6 4 INCH 90 BEND USA**Quantity: 2 UOM: EAUnit Price: \$106.78Total: \$213.56**6.7 4 INCH MJ TEE USA**Quantity: 2 UOM: EAUnit Price: \$142.09Total: \$284.18**6.8 4 MJ LOCKING RESTRAINTS W/ASSC**Quantity: 6 UOM: EAUnit Price: \$73.26Total: \$439.56**6.9 6 INCH MJ TEE USA**Quantity: 2 UOM: EAUnit Price: \$241.12Total: \$482.24**6.10 8 INCH X 6 INCH FLANGE TEE**Quantity: 2 UOM: EAUnit Price: \$332.23Total: \$664.46**6.11 8 INCH MJ TEE USA**Quantity: 2 UOM: EAUnit Price: \$357.37Total: \$714.74**6.12 6 INCH X 6 INCH MJXFLG TEE USA CP DI C153**Quantity: 2 UOM: EAUnit Price: \$298.82Total: \$597.64**6.13 8 INCH X 8 INCH MJXFLG TEE USA CP DI C153**Quantity: 2 UOM: EAUnit Price: \$477.93Total: \$955.86

6.14 8 INCH MJ CROSS US DI C153Quantity: 2 UOM: EAUnit Price: \$530.45Total: \$1,060.90**6.15 12 INCH MJXFLG TEE C110 USA**Quantity: 1 UOM: EAUnit Price: \$937.76Total: \$937.76**6.16 6 INCH FLANGE TEE C110 USA**Quantity: 1 UOM: EAUnit Price: \$581.26Total: \$581.26**6.17 8 INCH FLANGE TEE C110 USA**Quantity: 1 UOM: EAUnit Price: \$1,123.76Total: \$1,123.76**6.18 12 INCH FLANGE TEE C110 USA**Quantity: 1 UOM: EAUnit Price: \$2,463.65Total: \$2,463.65**6.19 6 INCH MJ 11.25 BEND DI C153**Quantity: 2 UOM: EAUnit Price: \$125.73Total: \$251.46**6.20 6 INCH MJ 22.5 BEND DI C153**Quantity: 2 UOM: EAUnit Price: \$125.73Total: \$251.46**6.21 6 INCH MJXFLG 90 BEND**Quantity: 2 UOM: EAUnit Price: \$284.17Total: \$568.34**6.22 6 INCH MJ 90 BEND USA CP DI C153**Quantity: 2 UOM: EAUnit Price: \$167.93Total: \$335.86**6.23 8 INCH MJ 90 BEND USA**Quantity: 2 UOM: EAUnit Price: \$243.70Total: \$487.40**6.24 10 INCH MJ 45 BEND DI C153**Quantity: 2 UOM: EAUnit Price: \$281.59Total: \$563.18**6.25 10 INCH MJ 90 BEND DI C153**Quantity: 2 UOM: EAUnit Price: \$423.67Total: \$847.34**6.26 12 INCH MJ 90 BEND USA**Quantity: 2 UOM: EAUnit Price: \$612.26Total: \$1,224.52**6.27 12 INCH MJ 90 BEND USA**Quantity: 2 UOM: EAUnit Price: \$612.26Total: \$1,224.52**6.28 6 INCH MJ 45 BEND USA**Quantity: 2 UOM: EAUnit Price: \$137.78Total: \$275.56**6.29 8 INCH MJ 45 BEND USA**Quantity: 2 UOM: EAUnit Price: \$194.62Total: \$389.24**6.30 12 INCH MJ 45 BEND USA**Quantity: 2 UOM: EAUnit Price: \$486.54Total: \$973.08**6.31 6 INCH MJ TRAN ACC SET L/GLAND**Quantity: 10 UOM: EAUnit Price: \$31.87Total: \$318.70**6.32 6 INCH MJ X FLG TEE**Quantity: 2 UOM: EAUnit Price: \$298.82Total: \$597.64

6.33 6 INCH FLANGE BOLT GASKET KITQuantity: 5 UOM: EA Unit Price: Total: **6.34 6 INCH X 6 INCH SWXSW GRADELOK OFFSET**Quantity: 10 UOM: EA Unit Price: Total: **6.35 6 INCH X 12 INCH SWXSW GRADELOK OFFSET**Quantity: 10 UOM: EA Unit Price: Total: **6.36 3 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Supplier Notes: **6.37 4 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Supplier Notes: **6.38 6 INCHFL RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Supplier Notes: **6.39 8 INCHFL RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Supplier Notes: **6.40 10 INCHFL RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Supplier Notes: **6.41 12 INCHFL RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: Total: Supplier Notes: **6.42 16 INCH MJ 45 BEND USA**Quantity: 4 UOM: EA Unit Price: Total: **6.43 18 INCH MJ 45 BEND USA**Quantity: 4 UOM: EA Unit Price: Total: **6.44 20 INCH MJ 45 BEND USA**Quantity: 4 UOM: EA Unit Price: Total: **6.45 24 INCH MJ 45 BEND USA**Quantity: 4 UOM: EA Unit Price: Total: **6.46 36 INCH MJ 45 BEND USA**Quantity: 4 UOM: EA Unit Price: Total: **6.47 16 INCH MJ 90 BEND USA**Quantity: 4 UOM: EA Unit Price: Total: **6.48 18 INCH MJ 90 BEND USA**Quantity: 4 UOM: EA Unit Price: Total:

6.49 20 INCH MJ 90 BEND USAQuantity: 4 UOM: EA Unit Price: Total: **6.50** 24 INCH MJ 90 BEND USAQuantity: 4 UOM: EA Unit Price: Total: **6.51** 36 INCH MJ 90 BEND USAQuantity: 4 UOM: EA Unit Price: Total: **6.52** 3 INCH MJ 90Quantity: 3 UOM: EA Unit Price: Total: **6.53** 12 INCH FULL CIRCLE CLAMP FOR SDR35/26Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **6.54** 3 INCH MJ 45Quantity: 3 UOM: EA Unit Price: Total: **6.55** 14 INCH MJ 45 BEND USAQuantity: 2 UOM: EA Unit Price: Total: **6.56** 14 INCH MJ 90 BEND USAQuantity: 2 UOM: EA Unit Price: Total: **7 Package Header**

Valves

Quantity: 1 Total: **Package Items****7.1** 2 INCH BRASS GATE VALVE FIPT FULL PORTQuantity: 35 UOM: EA Unit Price: Total: Manufacturer: **7.2** 6 INCH MJ RW GV OL w/ACCQuantity: 2 UOM: EA Unit Price: Total: Manufacturer: Manufacturer #: Supplier Notes: **7.3** 8 INCH MJ RW GV OL w/ACCQuantity: 2 UOM: EA Unit Price: Total: Manufacturer: Manufacturer #: Supplier Notes:

7.4 12 INCH MJ RW GV OL w/ACC

Quantity: 2 UOM: EA Unit Price: \$2,690.00 Total: \$5,380.00
Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL
Manufacturer #: A2361-23
Supplier Notes: Clow

7.5 6 INCH MJ X FLG RW GV OL w/ACC

Quantity: 2 UOM: EA Unit Price: \$848.75 Total: \$1,697.50
Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL
Manufacturer #: A2361-19
Supplier Notes: Clow

7.6 8 INCH MJ X FLG RW GV OL w/ACC

Quantity: 2 UOM: EA Unit Price: \$1,355.85 Total: \$2,711.70
Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL
Manufacturer #: A2361-19
Supplier Notes: Clow

7.7 12 INCH MJ X FLG RW GV OL w/acc

Quantity: 2 UOM: EA Unit Price: \$2,580.24 Total: \$5,160.48
Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL
Manufacturer #: A2361-19
Supplier Notes: Clow

7.8 16 INCH MJ RW GV OL w/ACC

Quantity: 2 UOM: EA Unit Price: \$8,597.69 Total: \$17,195.38
Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL
Supplier Notes: Clow No Gearing

7.9 18 INCH MJ RW GV OL w/ACC

Quantity: 2 UOM: EA Unit Price: \$16,605.71 Total: \$33,211.42
Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL
Supplier Notes: Clow No Gearing

7.10 20 INCH MJ RW GV OL W/ACC

Quantity: 2 UOM: EA Unit Price: \$19,399.76 Total: \$38,799.52
Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL
Supplier Notes: Clow

7.11 24 INCH MJ RW GV OL W/ACC

Quantity: 2 UOM: EA Unit Price: \$26,658.90 Total: \$53,317.80
Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL
Supplier Notes: Clow

7.12 36 INCH MJ RW GV OL W/ACCQuantity: 2 UOM: EA Unit Price: \$68,679.37 Total: \$137,358.74 Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUALSupplier Notes: Clow**7.13 18 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$4,600.00 Total: \$9,200.00 Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.14 20 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$5,231.77 Total: \$10,463.54 Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.15 24 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$9,151.63 Total: \$18,303.26 Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.16 36 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA**No Bid**Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUALSupplier Notes: Clow**8 Package Header**

Fire Hydrants and Parts

Quantity: 1 Total: \$68,013.92 **Package Items****8.1 12 INCH HYDRANT EXTENSION (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 10 UOM: EA Unit Price: \$750.52 Total: \$7,505.20 Supplier Notes: Clow Kennedy EJ AVK**8.2 24 INCH HYDRANT EXTENSION (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 3 UOM: EA Unit Price: \$925.29 Total: \$2,775.87 Supplier Notes: Clow Kennedy EJ AVK**8.3 5'0 BURY FIRE HYDRANTS**Quantity: 5 UOM: EA Unit Price: \$3,185.23 Total: \$15,926.15 Manufacturer: WATEROUS, MUELLER OR CLOW**8.4 HYDRANT MAIN LINE VALVE REPAIR KITS All BRANDS (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 5 UOM: EA Unit Price: \$445.00 Total: \$2,225.00 Supplier Notes: Clow Kennedy EJ AVK**8.5 HYDRANT FLANGE REPAIR KITS ALL BRANDS (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 5 UOM: EA Unit Price: \$445.00 Total: \$2,225.00 Supplier Notes: Clow Kennedy EJ AVK

8.6 HYDRANT BREAK AWAY KIT ALL BRANDS (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)

Quantity: 10 UOM: EA Unit Price: \$445.00 Total: \$4,450.00

Supplier Notes: Clow Kennedy EJ AVK

8.7 6 INCH HYDRANT EXTENSION ALL BRANDS

Quantity: 10 UOM: EA Unit Price: \$683.17 Total: \$6,831.70

Supplier Notes: Clow Kennedy EJ AVK

8.8 KUPFERLE ECLIPSE 9800 AUTO FLUSHER (COMPLETE UNIT AND PARTS)

Quantity: 5 UOM: EA Unit Price: \$5,215.00 Total: \$26,075.00

Supplier Notes: Warm Climate

8.9 MUELLER 200 SERIES COLD AUTO FLUSHER (COMPLETE UNIT AND PARTS)

Quantity: 5 UOM: EA **No Bid**

9 Package Header

Valve Box and Accessories

Quantity: 1 Total: \$11,980.40

Package Items

9.1 18 INCH-24 INCH VLV BOX W/LID DOM

Quantity: 10 UOM: EA Unit Price: \$144.39 Total: \$1,443.90

Manufacturer #: 461-S

9.2 18 INCH-24 INCH VLV BOX W/LID DOM (COMPOSITE)

Quantity: 10 UOM: EA Unit Price: \$108.17 Total: \$1,081.70

Manufacturer: BINGHMAN TAYLOR

9.3 24 INCH-36 INCH VLV BOX W/LID DOM

Quantity: 10 UOM: EA Unit Price: \$188.69 Total: \$1,886.90

Manufacturer #: 562-S

9.4 24 INCH-36 INCH VLV BOX W/LID DOM (COMPOSITE)

Quantity: 10 UOM: EA Unit Price: \$123.47 Total: \$1,234.70

Manufacturer: BINGHMAN TAYLOR

9.5 39 INCH-60 INCH VLV BOX W/LID DOM

Quantity: 10 UOM: EA Unit Price: \$274.84 Total: \$2,748.40

Manufacturer #: 664-S

9.6 39 INCH-60 INCH VLV BOX W/LID DOM (COMPOSITE)

Quantity: 10 UOM: EA Unit Price: \$137.12 Total: \$1,371.20

Manufacturer: BINGHMAN TAYLOR

9.7 DROP IN VALVE BOX LID FOR ADJUSTABLE STACKS

Quantity: 10 UOM: EA Unit Price: \$21.32 Total: \$213.20

9.8 MUSHROOM TYPE VALVE LID

Quantity: 10 UOM: EA Unit Price: \$22.44 Total: \$224.40

9.9 1 INCH VALVE BOX RiserQuantity: 6UOM: EA

Unit Price:

\$20.67

Total:

\$124.02

9.10 2 INCH VALVE BOX RiserQuantity: 6UOM: EA

Unit Price:

\$25.84

Total:

\$155.04

9.11 3 INCH VALVE BOX RiserQuantity: 6UOM: EA

Unit Price:

\$37.04

Total:

\$222.24

9.12 4 INCH VALVE BOX RiserQuantity: 10UOM: EA

Unit Price:

\$52.54

Total:

\$525.40

9.13 6 INCH VALVE BOX RiserQuantity: 10UOM: EA

Unit Price:

\$74.93

Total:

\$749.30

**1
0****Package Header**

4 inch Wastewater

Quantity: 1

Total:

\$54,918.50

Package Items**10.1 4 INCH 90 °(GASKET) SDR35**Quantity: 25UOM: EA

Unit Price:

\$21.42

Total:

\$535.50

10.2 4 INCH 45 ° ELBOW BEND (GASKET)Quantity: 25UOM: EA

Unit Price:

\$13.64

Total:

\$341.00

10.3 4 INCH SDR35 COUPLING STRAIGHT (GASKET)Quantity: 25UOM: EA

Unit Price:

\$16.84

Total:

\$421.00

10.4 4 INCH 22° BEND SDR35 (GASKET)Quantity: 25UOM: EA

Unit Price:

\$13.59

Total:

\$339.75

10.5 4 INCH SOLVENT WELD CAP (SDR35)Quantity: 50UOM: EA

Unit Price:

\$2.88

Total:

\$144.00

10.6 4 INCH SCH 40 SOLVENT WELD CAPS DWVQuantity: 50UOM: EA

Unit Price:

\$7.00

Total:

\$350.00

10.7 4 INCH STRAIGHT COUPLING (GLUE) SDR 35Quantity: 50UOM: EA

Unit Price:

\$3.29

Total:

\$164.50

10.8 4 INCH GRIPPER PLUG INSIDEQuantity: 20UOM: EA

Unit Price:

\$10.25

Total:

\$205.00

10.9 6 INCH GRIPPER PLUG INSIDEQuantity: 20UOM: EA

Unit Price:

\$27.81

Total:

\$556.20

10.10 6 INCH SDR35 Pipe (14 FT)Quantity: 280UOM: FT

Unit Price:

\$4.97

Total:

\$1,391.60

10.11 4 INCH C/T ADPT PVC x PVCQuantity: 50UOM: EA

Unit Price:

\$5.18

Total:

\$259.00

Manufacturer: Fernco

10.12 4 INCH C/T ADPT CLAY x PVCQuantity: 50 UOM: EA Unit Price: \$5.18 Total: \$259.00Manufacturer: Fernco**10.13 4 INCH GRIPPER PLUG (OUTSIDE)**Quantity: 20 UOM: EA Unit Price: \$10.25 Total: \$205.00**10.14 4 INCH RUBBER TEST CAP**Quantity: 50 UOM: EA Unit Price: \$9.04 Total: \$452.00**10.15 4 INCH SDR35 WYE (HUB)**Quantity: 50 UOM: EA Unit Price: \$9.07 Total: \$453.50**10.16 4 INCH SDR35 TEE (HUB)**Quantity: 30 UOM: EA Unit Price: \$6.83 Total: \$204.90**10.17 4 INCH 22° ELBOW (HUB)**Quantity: 50 UOM: EA Unit Price: \$5.47 Total: \$273.50**10.18 4 INCH 45° ELBOW (HUB)**Quantity: 50 UOM: EA Unit Price: \$4.97 Total: \$248.50**10.19 4 INCH SDR35 PIPE (14 FT)**Quantity: 420 UOM: ft. Unit Price: \$2.17 Total: \$911.40**10.20 4" SEWER CAPS 4**Quantity: 20 UOM: EA Unit Price: \$14.39 Total: \$287.80**10.21 4" - 22° SCH 40**Quantity: 50 UOM: EA Unit Price: \$20.70 Total: \$1,035.00**10.22 4" - 45° SCH 40**Quantity: 50 UOM: EA Unit Price: \$24.50 Total: \$1,225.00**10.23 4" - 90° SDR 35**Quantity: 50 UOM: EA Unit Price: \$29.50 Total: \$1,475.00**10.24 4" - 90° SCH 40**Quantity: 50 UOM: EA Unit Price: \$29.50 Total: \$1,475.00**10.25 4" CLEAN OUT ASSEMBLY WITH CAPS**Quantity: 50 UOM: EA Unit Price: \$10.52 Total: \$526.00**10.26 4" WYE SCH 40**Quantity: 50 UOM: EA Unit Price: \$49.46 Total: \$2,473.00**10.27 4" TEE SCH 40**Quantity: 50 UOM: EA Unit Price: \$20.22 Total: \$1,011.00**10.28 4" GLUE CAPS SCH 40**Quantity: 50 UOM: EA Unit Price: \$7.00 Total: \$350.00**10.29 4" PIPE SDR 26**Quantity: 420 UOM: FT Unit Price: \$7.05 Total: \$2,961.00**10.30 4" CAST IRON TRAFFIC RATED CLEAN OUT ASSEMBLY WITH CAPS**Quantity: 25 UOM: EA Unit Price: \$101.75 Total: \$2,543.75

10.31 4" TRAFFICE RATED CLEAN OUT ASSEMBLY PLASTICQuantity: 50 UOM: EA Unit Price: Total: **10.32 4" CLEAN OUT CAPS & COUPLING (SCREW TYPE)**Quantity: 25 UOM: EA Unit Price: Total: **10.33 4" CLEAN OUT CAPS (SCREW)**Quantity: 20 UOM: EA Unit Price: Total: **10.34 4" SCH40 COUPLING (GLUE)**Quantity: 50 UOM: EA Unit Price: Total: **10.35 4" SCH40 X SDR35 COUPLING (GLUE)**Quantity: 50 UOM: EA Unit Price: Total: **10.36 4" SCH40 X SDR35 COUPLING 45 DEGREE (GLUE)**Quantity: 50 UOM: EA Unit Price: Total: **10.37 4"X6" RUBBER ADAPTER**Quantity: 20 UOM: EA Unit Price: Total: **10.38 4" HYMAX 2 BOLT COUPLING**Quantity: 20 UOM: EA Unit Price: Total: **10.39 4" TOP BOLT SMITH BLAIR DRESSER**Quantity: 20 UOM: EA Unit Price: Total: **10.40 4" SCH40 PIPE**Quantity: 280 UOM: FT Unit Price: Total: **10.41 ROMAC FCA501-4.81 DRESSER**Quantity: 10 UOM: EA **No Bid****10.42 4 INCH WYE SDR35 GASKET**Quantity: 10 UOM: EA Unit Price: Total: **10.43 4 INCH STREET 22 GASKET SDR35**Quantity: 10 UOM: EA Unit Price: Total: **10.44 4 INCH STREET 45 GASKET SDR35**Quantity: 10 UOM: EA Unit Price: Total: **10.45 4 INCH GLUE REPAIR COUPLING**Quantity: 10 UOM: EA Unit Price: Total: **10.46 4 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FT Unit Price: Total: **1
1****Package Header**

6 inch Wastewater

Quantity: 1 Total: **Package Items****11.1 6" - 22° SDR 35**Quantity: 10 UOM: EA Unit Price: Total:

11.2 6" - 22° SCH 40

Quantity: 10 UOM: EA Unit Price: \$72.90 Total: \$729.00

11.3 6" - 45° SDR 35

Quantity: 10 UOM: EA Unit Price: \$19.58 Total: \$195.80

11.4 6" - 45° SCH 40

Quantity: 10 UOM: EA Unit Price: \$26.58 Total: \$265.80

11.5 6" - 90° SDR 35

Quantity: 10 UOM: EA Unit Price: \$18.19 Total: \$181.90

11.6 6" - 90° SCH 40

Quantity: 10 UOM: EA Unit Price: \$103.32 Total: \$1,033.20

11.7 6" WYE SDR 35

Quantity: 10 UOM: EA Unit Price: \$38.47 Total: \$384.70

11.8 6" WYE SCH 40

Quantity: 10 UOM: EA Unit Price: \$74.80 Total: \$748.00

11.9 6" TEE SDR 35

Quantity: 10 UOM: EA Unit Price: \$27.22 Total: \$272.20

11.10 6" TEE SCH 40

Quantity: 10 UOM: EA Unit Price: \$54.95 Total: \$549.50

11.11 6" CLEAN OUT ASSEMBLY WITH CAPS

Quantity: 10 UOM: EA Unit Price: \$53.18 Total: \$531.80

11.12 6" GLUE CAPS SDR 35

Quantity: 10 UOM: EA Unit Price: \$19.97 Total: \$199.70

11.13 6" GLUE CAPS SCH 40

Quantity: 10 UOM: EA Unit Price: \$38.06 Total: \$380.60

11.14 6" PIPE SDR 26

Quantity: 140 UOM: FT Unit Price: \$7.05 Total: \$987.00

11.15 6" CAST IRON TRAFFIC RATED CLEAN OUT ASSEMBLY AND CAPS

Quantity: 10 UOM: EA Unit Price: \$400.00 Total: \$4,000.00

11.16 6 INCH C/T ADPT CLAY X PVC

Quantity: 25 UOM: EA Unit Price: \$11.06 Total: \$276.50

Manufacturer: Fernco

11.17 6 INCH C/T ADPT PVC x PVC

Quantity: 25 UOM: EA Unit Price: \$11.06 Total: \$276.50

Manufacturer: Fernco

11.18 6 INCH RUBBER TEST CAP

Quantity: 20 UOM: EA Unit Price: \$10.05 Total: \$201.00

11.19 6" 45 DEGREE TAP SADDLE

Quantity: 10 UOM: EA Unit Price: \$85.43 Total: \$854.30

11.20 6" CLEAN OUT CAPS (SCREW)Quantity: 10Unit Price: \$19.97Total: \$199.70**11.21 6" HYMAX 2 BOLT COUPLING**Quantity: 10 UOM: EAUnit Price: \$428.80Total: \$4,288.00Manufacturer #: Hymax**11.22 6 INCH X 4 INCH GASKET WYE SDR35**Quantity: 10 UOM: EAUnit Price: \$47.60Total: \$476.00**11.23 6 INCH X 6INCH WYE SDR35 GASKET**Quantity: 5 UOM: EAUnit Price: \$48.52Total: \$242.60**11.24 6 INCH PIPE SDR35**Quantity: 140 UOM: FTUnit Price: \$4.97Total: \$695.80**11.25 6 INCH PVC X 6 INCH CONCRETE FERNCO**Quantity: 5 UOM: EAUnit Price: \$11.71Total: \$58.55Manufacturer: Fernco**11.26 6 INCH GASKET 22 BEND SDR 35**Quantity: 5 UOM: EAUnit Price: \$26.83Total: \$134.15**11.27 6 INCH GASKET 45 BEND SDR 35**Quantity: 5 UOM: EAUnit Price: \$27.66Total: \$138.30**11.28 6 INCH GASKET SDR 35 COUPLING**Quantity: 10 UOM: EAUnit Price: \$33.63Total: \$336.30**11.29 6 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FTUnit Price: \$7.05Total: \$282.00**11.30 6 INCH FULL CIRCLE CLAMP FOR SDR35/26**Quantity: 5 UOM: EAUnit Price: \$195.18Total: \$975.90Manufacturer: Smith Blair**1
2****Package Header**

8 ince Wastewater

Quantity: 1Total: \$17,415.65**Package Items****12.1 8" - 22° SDR 35**Quantity: 10 UOM: EAUnit Price: \$61.74Total: \$617.40**12.2 8" - 22° SCH 40**Quantity: 10 UOM: EAUnit Price: \$67.13Total: \$671.30**12.3 8" -45° SDR 35**Quantity: 10 UOM: EAUnit Price: \$53.87Total: \$538.70**12.4 8" -45° SCH 40**Quantity: 10 UOM: EAUnit Price: \$118.54Total: \$1,185.40

12.5 8" - 90° SDR 35

Quantity: 10 UOM: EA Unit Price: \$75.37 Total: \$753.70

12.6 8" - 90° SCH 40

Quantity: 10 UOM: EA Unit Price: \$124.76 Total: \$1,247.60

12.7 8" WYE SDR 35

Quantity: 10 UOM: EA Unit Price: \$128.57 Total: \$1,285.70

12.8 8" WYE SCH 40

Quantity: 10 UOM: EA Unit Price: \$251.73 Total: \$2,517.30

12.9 8" TEE SDR 35

Quantity: 10 UOM: EA Unit Price: \$111.08 Total: \$1,110.80

12.10 8" TEE SCH 40

Quantity: 10 UOM: EA Unit Price: \$89.59 Total: \$895.90

12.11 8" GLUE CAPS SDR 35

Quantity: 10 UOM: EA Unit Price: \$34.48 Total: \$344.80

12.12 8" GLUE CAPS SCH 40

Quantity: 10 UOM: EA Unit Price: \$42.20 Total: \$422.00

12.13 8" PIPE SDR 26

Quantity: 70 UOM: FT Unit Price: \$12.00 Total: \$840.00

12.14 8" PIPE SDR 35

Quantity: 70 UOM: FT Unit Price: \$9.02 Total: \$631.40

12.15 8 INCH RUBBER TEST CAP

Quantity: 20 UOM: EA Unit Price: \$17.58 Total: \$351.60

12.16 8" CLAY X PVC RUBBER ADAPTER

Quantity: 5 UOM: EA Unit Price: \$19.14 Total: \$95.70

Manufacturer: Fernco

12.17 8" PVC X PVC RUBBER ADAPTER

Quantity: 5 UOM: EA Unit Price: \$19.14 Total: \$95.70

Manufacturer: Fernco

12.18 8" X 4" GASKET WYE

Quantity: 5 UOM: EA Unit Price: \$71.07 Total: \$355.35

12.19 8 INCH SWR GXG COUPLING

Quantity: 10 UOM: EA Unit Price: \$57.08 Total: \$570.80

12.20 8 INCH FULL CIRCLE CLAMP FOR SDR35/26

Quantity: 5 UOM: EA Unit Price: \$197.13 Total: \$985.65

Manufacturer: Smith Blair

12.21 8INCH PVC X 6 INCH PVC FERNCO

Quantity: 5 UOM: EA Unit Price: \$21.88 Total: \$109.40

Manufacturer: Fernco

12.22 8 INCH GASKET SDR 35 COUPLINGQuantity: 10 UOM: EA Unit Price: Total: **12.23 8 INCH WYE GASKET SDR 35**Quantity: 5 UOM: EA Unit Price: Total: **12.24 8 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FT Unit Price: Total: **1
3****Package Header**

Wastewater Taps and Misc

Quantity: 1 **No Bid****Package Items****13.1 -45° RUBBER TAPPING SADDLE**Quantity: 25 UOM: EA **No Bid****13.2 -90° RUBBER TAPPING SADDLE**Quantity: 25 UOM: EA **No Bid****13.3 4 INCH x 8 INCH - INSERTATEE**Quantity: 25 UOM: EA **No Bid****13.4 4 INCH x 10 INCH - INSERTATEE**Quantity: 25 UOM: EA **No Bid****13.5 4 INCH x 12 INCH - INSERTATEE**Quantity: 25 UOM: EA **No Bid****13.6 36 INCH BAND CLAMPS QUICK RELEASE**Quantity: 50 UOM: EA **No Bid****13.7 4 INCH x 4 INCH - INSERTATEE**Quantity: 25 UOM: EA **No Bid****13.8 4 INCH GRIPPER PLUG INSIDE**Quantity: 20 UOM: EA **No Bid****13.9 6 INCH GRIPPER PLUG INSIDE**Quantity: 20 UOM: EA **No Bid****13.10 8" GRIPPER PLUG INSIDE**Quantity: 5 UOM: EA **No Bid****13.11 2" X 8" X 30 " MANHOLE Grade Rings**Quantity: 10 UOM: EA **No Bid****13.12 2" X8"X24" Manhole Grade Rings**Quantity: 2 UOM: EA **No Bid****13.13 2" Manhole Risers**Quantity: 10 UOM: EA **No Bid****13.14 4" MANHOLE RISER**Quantity: 10 UOM: EA **No Bid**

13.15 6" MANHOLE RISERQuantity: 10 UOM: EA**No Bid****13.16 24 1/2 INCH INFLOW DEVICE (RAIN CAP) PLASTIC**Quantity: 200 UOM: EA**No Bid****13.17 6"-24"x4"-90 RUBBER TAPPPING SADDLE**Quantity: 10 UOM: EA**No Bid**Manufacturer #: Fernco**13.18 30 INCH INFLOW DEVICE (RAIN CAP) PLASTIC**Quantity: 200 UOM: EA**No Bid****13.19 2 INCH COMBINATION AIR VALVE WASTEWATER**Quantity: 1 UOM: EA**No Bid**Manufacturer: ARIManufacturer #: AD025LPT02**13.20 6 INCH X 30 INCH MANHOLE GRADE RINGS**Quantity: 5 UOM: EA**No Bid****13.21 4 INCH X 30 INCH MANHOLE GRADE RINGS**Quantity: 5 UOM: EA**No Bid****13.22 3 INCH X 30 INCH MANHOLE GRADE RINGS**Quantity: 5 UOM: EA**No Bid****13.23 3 INCH X 24 INCH MANHOLE GRADE RINGS**Quantity: 10 UOM: EA**No Bid****13.24 4 INCH X 24 INCH MANHOLE GRADE RINGS**Quantity: 10 UOM: EA**No Bid****13.25 6 INCH X 24 INCH MANHOLE GRADE RINGS**Quantity: 10 UOM: EA**No Bid****13.26 30 INCH MANHOLE RING & LID BOLT DOWN SEALED**Quantity: 5 UOM: EA**No Bid****13.27 30 INCH COMPOSITE MANHOLE RING AND LID BOLT DOWN**Quantity: 5 UOM: EA**No Bid**Manufacturer: Cap One R&CManufacturer #: SP-CAPONE30CELINA**13.28 24 INCH MANHOLE RING & LID**Quantity: 5 UOM: EA**No Bid****13.29 24 INCH MANHOLE LID**Quantity: 5 UOM: EA**No Bid****13.30 30 INCH HP STORM PIPE**Quantity: 5 UOM: EA**No Bid****13.31 30 INCH MANHOLE RING & LID**Quantity: 5 UOM: EA**No Bid**

13.32 30 INCH MANHOLE LIDQuantity: 5 UOM: EA **No Bid****13.33** 24 INCH METAL RISER X 2 INCHQuantity: 5 UOM: EA **No Bid****13.34** 24 INCH METAL RISER X 3 INCHQuantity: 5 UOM: EA **No Bid****13.35** 24 INCH METAL RISER X 4 INCHQuantity: 5 UOM: EA **No Bid****13.36** 24 INCH METAL RISER X 6 INCHQuantity: 5 UOM: EA **No Bid****13.37** 30 INCH METAL RISER X 2 INCHQuantity: 5 UOM: EA **No Bid****13.38** 30 INCH METAL RISER X 3 INCHQuantity: 5 UOM: EA **No Bid****13.39** 30 INCH METAL RISER X 4 INCHQuantity: 5 UOM: EA **No Bid****13.40** 30 INCH METAL RISER X 6 INCHQuantity: 5 UOM: EA **No Bid****13.41** RAMNEK COIL 1.25" X 14.5'Quantity: 5 UOM: EA **No Bid**Manufacturer: Manufacturer #: **13.42** RAMNEK STRIPS 2" X 3.5'Quantity: 5 UOM: EA **No Bid**Manufacturer: **13.43** 18 INCH SDR 26 GRAVITY PIPEQuantity: 28 UOM: FT **No Bid****13.44** 4 INCH X 12 INCH - INSERTATEEQuantity: 28 UOM: FT **No Bid****13.45** 3 INCH SDR 26 FORCE MAIN PIPEQuantity: 40 UOM: FT **No Bid**Supplier Notes: **13.46** 27 INCH SDR 26 GRAVITY PIPEQuantity: 28 UOM: FT **No Bid****1
4****Package Header**

Tools and Equipment

Quantity: 1 Total:

Package Items

14.1 2.5" SIDE NOZZLE DIFFUSERS

Quantity: 10 UOM: EA Unit Price: \$567.90 Total: \$5,679.00

Manufacturer: POLLARD WATER HYDRANT PRO OR APPROVED EQUAL

14.2 2.5" SIDE NOZZLE DECHLORINATION DIFFUSERS

Quantity: 10 UOM: EA Unit Price: \$1,366.67 Total: \$13,666.70

Manufacturer: POLLARD WATER LPD-250 OR APPROVED EQUAL

14.3 AQUAPRO TAPPING SET

Quantity: 1 UOM: EA Unit Price: \$4,205.26 Total: \$4,205.26

Manufacturer: AQUAPRO

14.4 REED POWER VALVE TURNER MACHINES

Quantity: 2 UOM: EA

No Bid

Manufacturer: REED

14.5 Reed Power Stick Pump.

Quantity: 10 UOM: EA Unit Price: \$485.00 Total: \$4,850.00

Manufacturer: REED

14.6 RD 7200 LOCATOR EQUIPMENT

Quantity: 1 UOM: EA

No Bid

Manufacturer: RADIO DETECTION

14.7 2.5 INCH PSI GAUGE 0-160 1/4 INCH FIP CONNECTION

Quantity: 5 UOM: EA Unit Price: \$75.00 Total: \$375.00

14.8 4 INCH LIQUID FILLED PSI GAUGE 0-160 1/4 INCH FIP CONNECTION

Quantity: 5 UOM: EA Unit Price: \$75.00 Total: \$375.00

14.9 BIG BOY HOSE MONSTER FIRE HYDRANT FLUSHER

Quantity: 2 UOM: EA Unit Price: \$2,500.00 Total: \$5,000.00

Manufacturer: BIG BOY HOSE MONSTER COMP

14.10 4 INCH X 10FEET BIG BOY RUBBER HOSE

Quantity: 2 UOM: EA Unit Price: \$775.00 Total: \$1,550.00

Manufacturer: BIG BOY HOSE MONSTER COMP

14.11 HYDRANT FLOW TESTING BUNDLE, BIGBOY HOSE MONSTER

Quantity: 2 UOM: EA Unit Price: \$4,985.47 Total: \$9,970.94

Manufacturer: BIG BOY HOSE MONSTER COMP

14.12 LOCATOR POWER STICK

Quantity: 1 UOM: EA

No Bid

Manufacturer: CTS/BERGER

14.13 DIE GRINDERQuantity: 1 UOM: EA Unit Price: \$329.00 Total: \$329.00 Manufacturer: MilwaukeeSupplier Notes: 2984-20**14.14 ROUND POINT SHOVEL FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$42.55 Total: \$425.50 **14.15 SQUARE POINT SHOVEL FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$42.55 Total: \$425.50 **14.16 D HANLDE DRAIN SPADE FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$42.55 Total: \$425.50 **14.17 D HANDLE UTILITY SHOVEL FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$42.55 Total: \$425.50 **14.18 M18 BATTERIES 6.0 AMP**Quantity: 20 UOM: EA Unit Price: \$179.00 Total: \$3,580.00 Manufacturer: Milwaukee**14.19 LONG HANDLE SHARP SHOOTER FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$42.55 Total: \$425.50 **14.20 M12 BATTERIES 3.0 AMP**Quantity: 10 UOM: EA Unit Price: \$79.00 Total: \$790.00 Manufacturer: Milwaukee**14.21 M18 1/2" IMPACT**Quantity: 3 UOM: EA Unit Price: \$299.00 Total: \$897.00 Manufacturer: MilwaukeeSupplier Notes: 2967-20**14.22 M18 SAWZALL**Quantity: 3 UOM: EA Unit Price: \$279.00 Total: \$837.00 Manufacturer: MilwaukeeSupplier Notes: 2722-20**14.23 M18 3/8" DRILL**Quantity: 3 UOM: EA Unit Price: \$229.00 Total: \$687.00 Manufacturer: MilwaukeeSupplier Notes: 2854-20**14.24 M18 GRINDER**Quantity: 3 UOM: EA Unit Price: \$229.00 Total: \$687.00 Manufacturer: MilwaukeeSupplier Notes: 2880-20

14.25 WATER TRANSFER PUMP STICKQuantity: 5 UOM: EA Unit Price: Total: Manufacturer: Supplier Notes: **14.26 WORK LIGHT/SPOT LIGHT**Quantity: 1 UOM: EA Unit Price: Total: Manufacturer: Supplier Notes: **1
5****Package Header**

Fire Hydrant Paint and Marking Flags

Quantity: 1 Total: **Package Items****15.1 CHROME ALUMINUM HYDRANT PAINT (GALLON) TNEMEC**Quantity: 300 UOM: Gallon Unit Price: Total: Manufacturer: **15.2 RED HYDRANT PAINT (GALLON) TNEMEC**Quantity: 5 UOM: Gallon Unit Price: Total: Manufacturer: **15.3 ORANGE HYDRANT PAINT (GALLON) TNEMEC**Quantity: 25 UOM: Gallon Unit Price: Total: Manufacturer: **15.4 GREEN HYDRANT PAINT (GALLON) TNEMEC**Quantity: 100 UOM: Gallon Unit Price: Total: Manufacturer: **15.5 BLUE HYDRANT PAINT (GALLON) TNEMEC**Quantity: 200 UOM: Gallon Unit Price: Total: Manufacturer: **15.6 4 INCH x 5 INCH x 24 INCH RED MARKER FLAGS**Quantity: 5 UOM: Bndl (100) Unit Price: Total: **15.7 4 INCH x 5 INCH x 24 INCH BLUE MARKER FLAGS**Quantity: 20 UOM: Bndl (100) Unit Price: Total: **15.8 4 INCH x 5 INCH x 24 INCH GREEN MARKER FLAGS**Quantity: 20 UOM: Bndl (100) Unit Price: Total: **15.9 4 INCH x 5 INCH x 24 INCH WHITE MARKER FLAGS**Quantity: 5 UOM: Bndl (100) Unit Price: Total: **15.10 RED MARKER PAINT**Quantity: 5 UOM: CS (12) Unit Price: Total:

15.11 BLUE MARKER PAINTQuantity: 20 UOM: CS (12)Unit Price: Total: **15.12 GREEN MARKER PAINT**Quantity: 20 UOM: CS (12)Unit Price: Total: **15.13 WHITE MARKER PAINT**Quantity: 5 UOM: CS (12)Unit Price: Total: **1
6****Package Header**

Chemicals

Quantity: 1Total: **Package Items****16.1 Liquid Bleach**Quantity: 20 UOM: EAUnit Price: Total: **16.2 Fluorescent Dye (Tracer)**Quantity: 10 UOM: EAUnit Price: Total: **16.3 HYDRANT OIL (GALLON) Food Grade**Quantity: 50 UOM: gallonsUnit Price: Total: **16.4 HYDRANT ASSEMBLY GREASE Food Grade**Quantity: 20 UOM: gallonsUnit Price: Total: **16.5 HYDRANT ANTI SIEZE SPRAY Food Grade**Quantity: 25 UOM: CansUnit Price: Total: **16.6 PIPE JOINT LUBRICANT Food Grade**Quantity: 5 UOM: gallonsUnit Price: Total: **1
7****Package Header**

Wastewater Pipe Fittings and Couplings Larger Diameter

Quantity: 1Total: **Package Items****17.1 12" SDR35 PIPE**Quantity: 28 UOM: FTUnit Price: Total: **17.2 15" SDR35 PIPE**Quantity: 28 UOM: FTUnit Price: Total: **17.3 16" SDR35 PIPE**Quantity: 28 UOM: FT**No Bid****17.4 21" SDR35 PIPE**Quantity: 28 UOM: FTUnit Price: Total: **17.5 30" SDR35 PIPE**Quantity: 28 UOM: FT**No Bid**

17.6 12" SDR26 PIPEQuantity: 28 UOM: FT Unit Price: Total: **17.7 15" SDR26 PIPE**Quantity: 28 UOM: FT Unit Price: Total: **17.8 16" SDR26 PIPE**Quantity: 28 UOM: FT **No Bid****17.9 21" SDR26 PIPE**Quantity: 28 UOM: FT Unit Price: Total: **17.10 30" SDR26 PIPE**Quantity: 28 UOM: FT **No Bid****17.11 12" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA **No Bid****17.12 15" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA **No Bid**Manufacturer: **17.13 16" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA **No Bid**Manufacturer: **17.14 21" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA **No Bid**Manufacturer: **17.15 30" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA **No Bid**Manufacturer: **17.16 15" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA **No Bid****17.17 16" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA **No Bid****17.18 21" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA **No Bid****17.19 30" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA **No Bid****17.20 12" X 8" SDR35 WYE**Quantity: 5 UOM: EA Unit Price: Total: **17.21 12" X 8" SDR35 TEE**Quantity: 5 UOM: EA Unit Price: Total: **17.22 12" X 6" SDR35 WYE**Quantity: 5 UOM: EA Unit Price: Total:

17.23 12" X 6" SDR35 TEEQuantity: 5 UOM: EAUnit Price: \$269.15 Total: \$1,345.75 **17.24 12" X 8" SDR26 WYE**Quantity: 5 UOM: EAUnit Price: \$509.92 Total: \$2,549.60 **17.25 12" X 8" SDR26 TEE**Quantity: 5 UOM: EAUnit Price: \$435.55 Total: \$2,177.75 **17.26 12" X 6" SDR26 WYE**Quantity: 5 UOM: EAUnit Price: \$342.96 Total: \$1,714.80 **17.27 12" X 6" SDR26 TEE**Quantity: 5 UOM: EAUnit Price: \$342.96 Total: \$1,714.80 **17.28 10 INCH GASKET SDR35 COUPLING**Quantity: 5 UOM: EAUnit Price: \$116.97 Total: \$584.85 **17.29 12 INCH GASKET SDR35 COUPLING**Quantity: 5 UOM: EAUnit Price: \$175.36 Total: \$876.80 **1
8****Package Header**

Stormwater Lids and Misc

Quantity: 1 UOM: EATotal: \$49,107.00 **Package Items****18.1 18 INCH INLET LID**Quantity: 50 UOM: EAUnit Price: \$220.85 Total: \$11,042.50 **18.2 24 INCH INLET LID**Quantity: 50 UOM: EAUnit Price: \$294.54 Total: \$14,727.00 **18.3 INLET BRS MTR BX SPRG**Quantity: 100 UOM: EAUnit Price: \$7.66 Total: \$766.00 **18.4 INLET MTR BX LCK**Quantity: 100 UOM: EAUnit Price: \$19.63 Total: \$1,963.00 **18.5 30 M/HOLE STORM LID ONLY BASS**Quantity: 50 UOM: EAUnit Price: \$412.17 Total: \$20,608.50 **18.6 SOD STAPLES**Quantity: 1000 UOM: EA**No Bid****1
9****Package Header**

Stormwater Erosion Control

Quantity: 1 UOM: EA**No Bid****Package Items****19.1 Silt Fence**Quantity: 300 UOM: FT**No Bid**

19.2 ARMORMAX 75Quantity: 10 UOM: Rolls**No Bid****19.3 18 PIN W/WASHER 6GA**Quantity: 8 UOM: EA**No Bid****19.4 DRIVE ROD 4'**Quantity: 1 UOM: EA**No Bid****19.5 CURLEX**Quantity: 25 UOM: EA**No Bid****19.6 FLEXEMAT**Quantity: 10 UOM: Rolls**No Bid****20****Package Header**

Stormwater Pipe & Safety End Treatments

Quantity: 1 UOM: EA**No Bid****Package Items****20.1 36 INCH CMP STORM PIPE**Quantity: 5 UOM: EA**No Bid****20.2 SET 18 INCH 3:1**Quantity: 10 UOM: EA**No Bid****20.3 SET 18 INCH 4:1**Quantity: 10 UOM: EA**No Bid****20.4 SET 18 INCH 6:1**Quantity: 10 UOM: EA**No Bid****20.5 SET 24 INCH 3:1**Quantity: 4 UOM: EA**No Bid****20.6 SET 24 INCH 4:1**Quantity: 4 UOM: EA**No Bid****20.7 SET 24 INCH 6:1**Quantity: 4 UOM: EA**No Bid****20.8 SET 30 INCH 3:1**Quantity: 4 UOM: EA**No Bid****20.9 SET 30 INCH 4:1**Quantity: 4 UOM: EA**No Bid****20.10 SET 30 INCH 6:1**Quantity: 4 UOM: EA**No Bid****20.11 SET 36 INCH 3:1**Quantity: 4 UOM: EA**No Bid****20.12 12 INCH RCP STORM PIPE**Quantity: 5 UOM: EA**No Bid**

20.13 SET 36 INCH 4:1

Quantity: 4 UOM: EA

No Bid

20.14 SET 36 INCH 6:1

Quantity: 4 UOM: EA

No Bid

20.15 18 INCH RCP STORM PIPE

Quantity: 5 UOM: EA

No Bid

20.16 30 INCH CMP STORM PIPE

Quantity: 5 UOM: EA

No Bid

20.17 36 INCH HP STORM PIPE

Quantity: 5 UOM: EA

No Bid

20.18 24 INCH RCP STORM PIPE

Quantity: 5 UOM: EA

No Bid

20.19 30 INCH RCP STORM PIPE

Quantity: 5 UOM: EA

No Bid

20.20 30 INCH SDR26 PIPE

Quantity: 28 UOM: FT

No Bid

20.21 30 INCH SDR35 PIPE

Quantity: 28 UOM: FT

No Bid

20.22 36 INCH RCP STORM PIPE

Quantity: 15 UOM: EA

No Bid

20.23 SET 12 INCH 3:1

Quantity: 15 UOM: EA

No Bid

20.24 SET 12 INCH 4:1

Quantity: 15 UOM: EA

No Bid

20.25 SET 12 INCH 6:1

Quantity: 15 UOM: EA

No Bid

20.26 12 INCH CMP STORM PIPE

Quantity: 15 UOM: EA

No Bid

20.27 24 INCH CMP STORM PIPE

Quantity: 15 UOM: EA

No Bid

20.28 18 INCH CMP STORM PIPE

Quantity: 15 UOM: EA

No Bid

20.29 12 INCH HP STORM PIPE

Quantity: 15 UOM: EA

No Bid

20.30 24 INCH HP STORM PIPE

Quantity: 15 UOM: EA

No Bid

**2
1**

Package Header

Streets

Quantity: 1 UOM: EA

Total: No response

Package Items

21.1 GEOGRID

Quantity: 10 UOM: Rolls

No Bid

Response Total: \$2,718,948.15

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.

Signature:

Email: rquigley@celina-tx.gov

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 **Ferguson Waterworks** (hereinafter referred to as the "Provider") for **Water and Wastewater Parts and Accessories**, (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: **Water and Wastewater Parts and Accessories** (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 renewed 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

Ferguson Waterworks 2650 S. Pipeline Rd Euless, Texas 76040

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

Ryan C. Moore

Ryan C. Moore - General Manager

Type/Print Name and Title

05/27/2025

Date



INVITATION TO BID

Water & Wastewater Parts and Accessories

BID #2025-044

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, Purchasing Agent at 940-208-0128 or
purchasing@celina-tx.gov.**

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	3. W9
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SECTION 1: INSTRUCTIONS

1.1 SUBMISSION

Vendors 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.

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 PROHIBITION AGAINST BOYCOTTING OF ISRAEL

The City is legally prohibited from contracting for goods and services unless the contract contains written verification from the contractor that it does not and will not during the term of contract boycott Israel as described in Texas Government Code §2270. By submitting a response to this solicitation, contractor verifies that it does not and will not during the term of this agreement boycott Israel.

1.9 PROHIBITION OF CONTRACTS WITH CERTAIN COMPANIES

The City is legally prohibited from contracting with a company that is identified on a list prepared and maintained by the State Comptroller of Texas under Texas Government Code §2252.153 or §2270.0201. By submitting a response to this solicitation, contractor verifies that it is not on any such list.

1.10 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 address by Addendum. No oral statement of any person shall modify or otherwise change or affect the specification.

1.11 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 Manager of all conflicts, errors, ambiguities, or discrepancies which proposer has discovered in or between the contract documents and such other related documents.

SECTION 2: SPECIFICATION / SCOPE OF WORK

GENERAL INFORMATION

The City of Celina, Texas is seeking bids for Water and Wastewater parts and accessories for one year, beginning upon City Council approval. The City and contractor may, upon mutual consent, extend the contract for four additional one-year periods, after the initial term, upon written agreement of both parties. Renewal shall be submitted to contractor no later than 45 days prior to the expiration of the contract.

The Awarded Bidder may request a price increase at each renewal time at a rate not to exceed the effective percentage change in the Consumer Price Index for the Dallas/Fort Worth area (CPI-U) for the previous twelve (12) months.

Should funding not be approved by the City Council for any given budget year during the contract term, the contract will become null and void upon the completion of the appropriated funding.

The following specifications are intended to indicate a certain level of performance. Bids will be considered which do not necessarily match such specifications, but which provide as good or better performance as determined by the City of Celina.

Bids may also be awarded according to section or category (i.e., brass, meter boxes, clamps, etc.) or be awarded in its entirety at the discretion of the City of Celina.

2.2 SPECIFICATIONS

All material must meet or exceed The City of Celina Engineering Standards: <https://www.celina-tx.gov/DocumentCenter/View/1256/Celina-Standard-Design-592021>

The City has an approved material list which can be found at: <https://www.celina-tx.gov/DocumentCenter/View/1866/Approved-materials-list>

Brand Name or Equal: If the bid indicates brand name or “equal” products are acceptable, the bidder may bid an “equal” product as an alternate bid but must be prepared to demonstrate those features that render it equal. Final determination of a product as an “equal” solely remains with the City.

Additional Information:

1. **General.** Unplasticized polyvinyl chloride (PVC) water pipe shall meet the requirements of AWWA Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4” through 12”, for Water. AWWA Standard C900, with cast iron outside dimension. Laying lengths shall be 201 + 111 (2.5 cm).
2. **Thickness Class.** PVC water pipe shall meet the dimension ratios (DR’s) and physical dimensions as shown in the following table. The pressure classification refers to the maximum hydrostatic pressure to which the pipe shall be subject to in normal operations.

PVC WATER PIPE DIMENSIONS							
Normal Size		O.D.*		Class 200(DR14) Min. Wall Thickness		Class 150(DR18) Min. Wall Thickness	
Inches	(cm)	Inches	(cm)	Inches	(cm)	Inches	(cm)
4	(10.2)	4.800	(12.2)	0.343	(0.9)	0.267	(0.7)
6	(15.2)	6.980	(17.5)	0.493	(1.3)	0.383	(1.0)
8	(20.3)	9.050	(23.0)	0.646	(1.6)	0.50.	(1.3)
10	(25.4)	11.100	(28.2)	0.793	(2.0)	0.617	(1.6)
12	(30.5)	13.200	(33.5)	0.943	(2.4)	0.733	(1.9)

* Cast Iron Pipe O.D. dimensions

3. **Joints.** PVC water pipe shall be furnished with gasketed joints. Lubricant used for pipe and fittings assembly shall be non-toxic and shall have no detrimental effect to either gasket or pipe.
4. **Ductile-Iron Pressure Pipe Fittings.**

- (a) General. Ductile-iron pressure pipe 3 in. (75 mm) in diameter and larger shall conform to the current American National Standard for Ductile-Iron Pipe Centrifugally Cast for Water or Other Liquids, AWWA Standard C151.
- (b) Design Requirements. The ductile-iron pipe shall conform in all respects to the specifications set forth in ASTM Designation A 377 (A 377M), Standard Index of Specifications for Ductile Iron Pressure Pipe. The specific grade of ductile iron used shall be Grade 60-42-10, with Minimum Tensile Strength of 60,000 psi, a Minimum Yield Strength of 42,000 psi, and a Minimum Elongation in 2 in. of 10 percent.

Pipe shall be specified by either Thickness Class or Pressure Class, in accordance with AWWA Standard C150 and AWWA Standard C 151 and shall be so designated in the plans and contract documents.

- (c) Joints. All ductile-iron pressure pipe shall be furnished with one of the following types of joints and as described in the proposal or bid request:

Type Joint	AWWA Standard
Push-on	AWWA C111
Mechanical Joint	AWWA C111
Flanged Ends	AWWA C110 or AWWA C 115
Grooved Ends	AWWA C606

Bolts and nuts for mechanical joints or flanged ends (if used underground) shall be of high-strength low-alloy corrosion-resistant steel and shall conform to High Strength Bolts for Standard Steel Joints, ASTM Designation A 325 (Type 4). All threaded flanges shall be ductile iron.

- (d) Coating and Lining. All ductile-iron pipe shall be bituminous coated outside and cement mortar lined inside with seal coat in accordance with AWWA Standard C104.
- (e) Fittings. Fittings shall be of gray or ductile-iron and shall conform to the current American National Standard Gray-Iron and Ductile-Iron Fittings, 3 In. through 48 In., for Water and Other Liquids, AWWA Standard C110 or AWWA Standard C153, unless otherwise specified in the proposal, special specification or in the plans.

Use of Ductile Iron Compact Fittings is prohibited if soil resistivity measurements are less than 1000 ohms/cm³.

All fittings shall be rated for a minimum of 250 psi (2069 kpa) working pressure.

Special fitting using end condition combination of bells, spigots, mechanical or push-on joints, flanges, or special internally locked joints shall be dimensioned in accordance with AWWA Standard C110.

Bolts and nuts for mechanical joints or flanged ends shall be of a high-strength, corrosion-resistant low-alloy steel and shall conform to ASTM Designation A325 (Type 3)

Fittings shall be bituminous coated outside, and cement-mortar lined inside with seal coat in accordance with AWWA C104.

- (f) Underwriters' Approval. Ductile-iron pipe shall be approved by the Underwriters' Laboratories, Inc., and shall be accepted by the State Fire Insurance Commission for use in water distribution systems without penalty. All pipe and fittings shall be new.
 - (g) Tests. All ductile-iron pipe and fittings shall be tested in accordance with the applicable provisions of the specifications relating thereto and the class, weight, and casting period shall be shown on each pipe.
 - (h) Rejection. Ductile-iron and fittings may be rejected for failure to meet all the requirements of this specification.
5. **Rejection.** PVC water pipe may be rejected for failure to meet all of the requirements of this specification.
6. **Delivery Time: Time is of the essence in any City purchase. Orders placed by the City of Celina shall be for available by delivery and/or pick up within five (5) business days. Exceptions are made for products that are backordered by the manufacturer or require shipment direct from the manufacturer. Failure to meet delivery times may be grounds for cancellation of contract.**
7. **Proprietary Information:** All material submitted to the City becomes public property and is subject to the Texas Open Records Act upon receipt. If a bidder does not desire proprietary information in the bid to be disclosed, each page must be identified and marked proprietary at time of submittal. The City will, to the extent allowed by law, endeavor to protect such information from disclosure. The final decision as to what information must be disclosed, however, lies with the Texas Attorney General. Failure to identify proprietary information will result in all unmarked sections being deemed non-proprietary and available upon public request.

SECTION 3: 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 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 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 972-382-2682 or purchasing@celina-tx/gov.
- ii) Click the HELP link after log in on the top right of your screen.



2025-044 Addendum 1 FERGUSON WATERWORKS FERGUSON ENTERPRISE Supplier Response

Event Information

Number: 2025-044 Addendum 1
Title: Water & Wastewater Parts and Accessories
Type: Invitation to Bid
Issue Date: 4/18/2025
Deadline: 5/13/2025 10:00 AM (CT)
Notes: The City of Celina is seeking bids from qualified vendors for the purchase of water and waste water parts and accessories. This is an annual contract, parts will be purchased on an as needed basis. Quantities listed are estimates only and not a guarantee of purchase.

Virtual Bid Opening Registration [HERE](#)

Contact Information

Contact: Ryan Quigley
Address: Purchasing
142 N Ohio St

Celina, TX 75009
Phone: (940) 208-0128
Email: rquigley@celina-tx.gov

FERGUSON WATERWORKS Information

Contact: RHONDA RHODES
Address: 2650 S. PIPELINE ROAD
EULESS, TX 76040
Phone: (817) 267-3900
Email: rhonda.rhodes@ferguson.com
Web Address: www.ferguson.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.

Matthew Lavalley
Signature

Matt.Lavalley@ferguson.com
Email

Submitted at 5/13/2025 08:48:39 AM (CT)

Requested Attachments

W9

2025 W-9.pdf

Complete the W9 form located in the Attachments Tab and upload here.

CIQ - Conflict of Interest

Exhibit 4 CIQ.pdf

Complete the CIQ form located in the Attachments Tab and upload here.

Form 1295

Form 1295 Certificate 101366407
(1).pdf

Complete the form 1295 electronically and upload the signed form here. Instructions on how to do so can be found in the attributes.

Bid Attributes

1 Term of Contract - 1 Year plus 4 Renewal Periods

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

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 in the Dallas-Fort Worth-area, as published by the United States Department of Labor, Bureau of Labor Statistics (the "Index").

Data can be found at [BLS.gov](https://www.bls.gov).

Agreed

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.

Agreed

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 verification 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

Matthew Lavalley - Sales Manager

12 Contact Person Phone

13 Contact Person Email

matt.lavalley@ferguson.com

1 4	Main Office Location 2650 S Pipeline Rd, Euless, TX 76040
1 5	Years in Business 30
1 6	Office Location Please list your corporate office location and any branch locations in Texas. Ferguson Enterprises 751 Lakefront Commons Newport News, VA 23606 Branch locations in Texas are too numerous to list, the branches below are in North Texas: Ferguson Waterworks 13201 Harmon Rd Ft Worth, TX 76177 1021 Shady Oaks Dr Denton, TX 76205 2650 S Pipeline Rd Euless, TX 76040 2110 Peachtree Rd Balch Springs, TX 75180 7982 US Hwy 69 N Tyler, TX 75706 510 Fountain Pkwy Ste B Grand Prairie, TX 75050
1 7	Business Name Has your business operated under the same name? If no, under what former name has your organization operated? Ferguson Waterworks
1 8	Binding Official The name of the binding official granted the power to execute agreements. Ryan C Moore
1 9	Binding Official Email Address Ryan.Moore@Ferguson.com
2 0	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. Texas and all other states. 54-1211771
2 1	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.
2 2	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.
2 3	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.

2
4**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.

2
5**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 a publicly held corporation, therefore this reporting requirement is not applicable.

2
6**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

2
7**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

2
8**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

2
9**Risk 4: Debarment**

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

3
0**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

3 1	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
3 2	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
3 3	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
3 4	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
3 5	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
3 6	Exceptions / Comments List any Exceptions or Comments you have here. If none, enter: NONE. NONE
3 7	ACH All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.
3 8	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 .
3 9	Public or Private Is your business publicly traded? Yes

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 the 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
42	State of Texas My company is authorized to transact business in the State of Texas. If you are a sole proprietor and are not registered with the state please select "Sole Proprietor". Go to the Texas Taxable Entity Search https://mycpa.cpa.state.tx.us/coa/ Enter the Tax ID or Entity Name or File Number Select the "search" button Select the "details" button next to your company's name Check that the "Right to Transact Business in Texas" is active ☒ I Agree ☐ Sole Proprietor
43	Addendum 1 Please acknowledge receipt of addendum 1. ☒ I acknowledge receipt of Addendum 1

Bid Lines

1	Package Header		
	Brass Parts		
	Quantity: <u> 1 </u>	Total:	\$698,192.30
	Package Items		
	1.1 3/4 inch SS INSERT FOR CTS PE		
	Quantity: <u> 100 </u>	UOM: <u> EA </u>	Unit Price: \$1.69
	Total:		\$169.00
	Manufacturer: Ford, Mueller or AY McDonald		

1.2 3/4 inch CORP MIPXGJ FOR CTSQuantity: 100 UOM: EA Unit Price: \$36.78 Total: \$3,678.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1100-3GNL 3/4**1.3 3/4 inch CORP CCXGJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$36.78 Total: \$3,678.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1000-3GNL**1.4 3/4 inch GJCTS CPLG GRIP**Quantity: 100 UOM: EA Unit Price: \$20.53 Total: \$2,053.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C44-33GNL**1.5 3/4 inch CPLG FIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$17.74 Total: \$1,774.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C14-33GNL**1.6 3/4 inch CPLG MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$16.86 Total: \$1,686.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C84-33GNL**1.7 5/8 inchX3/4 inch ANG BMV GJ CTS X MN**Quantity: 100 UOM: EA Unit Price: \$49.95 Total: \$4,995.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: BA43-232WGNL**1.8 3/4 inch BMV GJ(CTS)XMN**Quantity: 100 UOM: EA Unit Price: \$50.65 Total: \$5,065.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: B43-232WGNL**1.9 3/4 INCH BMV CTS X PVC**Quantity: 100 UOM: EA Unit Price: \$90.76 Total: \$9,076.00Manufacturer: Ford, Mueller or AY McDonald**1.10 3/4 INCH BMV CTS X CTS**Quantity: 100 UOM: EA Unit Price: \$48.43 Total: \$4,843.00Manufacturer: Ford, Mueller or AY McDonald**1.11 3/4 INCH BMV CTS X FIP**Quantity: 100 UOM: EA Unit Price: \$67.76 Total: \$6,776.00Manufacturer: Ford, Mueller or AY McDonald

1.12 3/4 INCH BMV MN X FIPQuantity: 100 UOM: EA Unit Price: \$68.99 Total: \$6,899.00Manufacturer: Ford, Mueller or AY McDonald**1.13 3/4 INCH BMV MN X CTS**Quantity: 100 UOM: EA Unit Price: \$77.56 Total: \$7,756.00Manufacturer: Ford, Mueller or AY McDonald**1.14 3/4 INCH BMV CTS X 1 INCH CTS**Quantity: 100 UOM: EA Unit Price: \$83.82 Total: \$8,382.00Manufacturer: Ford, Mueller or AY McDonald**1.15 3/4 inch TEE GJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$49.69 Total: \$4,969.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: T444-333GNL**1.16 3/4 inch GJCTS 90 BEND**Quantity: 100 UOM: EA Unit Price: \$26.54 Total: \$2,654.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L44-33GNL**1.17 3/4 inch CPLG FIPXPJ(PVC)**Quantity: 100 UOM: EA Unit Price: \$27.84 Total: \$2,784.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C38-23-H1-2.5-NL**1.18 3/4 inch MIP X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$22.32 Total: \$2,232.00Manufacturer: Ford, Mueller or AY McDonald**1.19 3/4 inch 90 BEND MIPXGJ CTS**Quantity: 100 UOM: EA Unit Price: \$18.47 Total: \$1,847.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L84-33GNL**1.20 3/4 inch X 12 inch BRASS NIPPLE**Quantity: 100 UOM: EA Unit Price: \$14.51 Total: \$1,451.00Manufacturer: Ford, Mueller or AY McDonald**1.21 3/4 inch CTS GRIPJT NUT ASSM**Quantity: 100 UOM: EA Unit Price: \$6.75 Total: \$675.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: GJCN3- 3**1.22 3/4 inch X 1 inch CTS GR COUPLNG**Quantity: 100 UOM: EA Unit Price: \$23.86 Total: \$2,386.00Manufacturer: Ford, Mueller or AY McDonald

1.23 3/4 inch MIP X CTS COUPLINGQuantity: 100 UOM: EA Unit Price: \$16.86 Total: \$1,686.00Manufacturer: Ford, Mueller or AY McDonald**1.24 3/4 inch MIP X 1 INCH CTS COUPLING**Quantity: 100 UOM: EA Unit Price: \$18.67 Total: \$1,867.00Manufacturer: Ford, Mueller or AY McDonald**1.25 3/4 INCH COPR STOP CAP**Quantity: 100 UOM: EA Unit Price: \$26.95 Total: \$2,695.00Manufacturer: Ford, Mueller or AY McDonald**1.26 3/4 inch X 1 inch GJCTS CPLG**Quantity: 100 UOM: EA Unit Price: \$26.86 Total: \$2,686.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C44-34-G-NL**1.27 H15428N 2 ADPT 110 CTSXMIP**Quantity: 100 UOM: EA Unit Price: \$84.65 Total: \$8,465.00Manufacturer: Ford, Mueller or AY McDonald**1.28 1 inch SS INSERT FOR CTS PE**Quantity: 100 UOM: EA Unit Price: \$1.71 Total: \$171.00Manufacturer: Ford, Mueller or AY McDonald**1.29 1 inch CORP MIPXGJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$55.63 Total: \$5,563.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1100-4GNL**1.30 1 inch CORP CCXGJ (CTS)**Quantity: 100 UOM: EA Unit Price: \$55.63 Total: \$5,563.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: F1000-4GNL**1.31 1 inch CPLG GJCTS GRIP**Quantity: 100 UOM: EA Unit Price: \$23.49 Total: \$2,349.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C44-44-G-NL**1.32 1 inch CPLG FIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$24.06 Total: \$2,406.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C14-44GNL**1.33 1 inch MIP X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$34.86 Total: \$3,486.00Manufacturer: Ford, Mueller or AY McDonald

1.34 1 inch CPLG MIPXGJCTSQuantity: 100 UOM: EA Unit Price: \$19.97 Total: \$1,997.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C84-44-G-NL**1.35 1 INCH FIP X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$34.19 Total: \$3,419.00Manufacturer: Ford, Mueller or AY McDonald**1.36 1 inch ANG BMV GJCTS X MN**Quantity: 100 UOM: EA Unit Price: \$128.07 Total: \$12,807.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: BA43-444WGNL**1.37 1 inch STRAIGHT BMV GJ(CTS)XMN**Quantity: 100 UOM: EA Unit Price: \$114.65 Total: \$11,465.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: B43-444WGNL**1.38 1 inch TEE GJ(CTS)**Quantity: 100 UOM: EA Unit Price: \$53.18 Total: \$5,318.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: T444-444GNL**1.39 1 inch GJCTS 90 BEND GRIP**Quantity: 100 UOM: EA Unit Price: \$34.08 Total: \$3,408.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L44-44GNL**1.40 1 inch GRIP NUT ASSM F/CORP/BALL**Quantity: 100 UOM: EA Unit Price: \$10.47 Total: \$1,047.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: GJCN4-4**1.41 1 INCH PVC X CTS GJ COUPLING**Quantity: 100 UOM: EA Unit Price: \$40.11 Total: \$4,011.00Manufacturer: Ford, Mueller or AY McDonald**1.42 1 INCH PVC X CTS PJ COUPLING**Quantity: 100 UOM: EA Unit Price: \$40.11 Total: \$4,011.00Manufacturer: Ford, Mueller or AY McDonald**1.43 1 inch CPLG FIPXPJ (PVC)**Quantity: 100 UOM: EA Unit Price: \$34.19 Total: \$3,419.00Manufacturer: Ford, Mueller or AY McDonald**1.44 1 INCH BMV MN X MIP**Quantity: 100 UOM: EA Unit Price: \$103.00 Total: \$10,300.00Manufacturer: Ford, Mueller or AY McDonald

1.45 1 INCH BMV MN X FIPQuantity: 100 UOM: EA Unit Price: \$103.17 Total: \$10,317.00Manufacturer: Ford, Mueller or AY McDonald**1.46 1 INCH BMV CTS X CTS**Quantity: 100 UOM: EA Unit Price: \$114.34 Total: \$11,434.00Manufacturer: Ford, Mueller or AY McDonald**1.47 1 INCH CTS BMV X 3/4 MN**Quantity: 100 UOM: EA Unit Price: \$83.82 Total: \$8,382.00Manufacturer: Ford, Mueller or AY McDonald**1.48 1 INCH BMV CTS X PVC**Quantity: 100 UOM: EA Unit Price: \$133.73 Total: \$13,373.00Manufacturer: Ford, Mueller or AY McDonald**1.49 1 INCH BMV CTS X FIP**Quantity: 100 UOM: EA Unit Price: \$102.79 Total: \$10,279.00Manufacturer: Ford, Mueller or AY McDonald**1.50 1 inchX3/4 inch BMV GJ(CTS) X MN**Quantity: 100 UOM: EA Unit Price: \$83.82 Total: \$8,382.00Manufacturer: Ford, Mueller or AY McDonald**1.51 1 inch 90 BEND MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$30.72 Total: \$3,072.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: L84-44GNL**1.52 1 INCH COPR STOP CAP**Quantity: 100 UOM: EA Unit Price: \$43.58 Total: \$4,358.00Manufacturer: Ford, Mueller or AY McDonald**1.53 1 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$102.45 Total: \$10,245.00Manufacturer: Ford, Mueller or AY McDonald**1.54 1.25 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$146.02 Total: \$14,602.00Manufacturer: Ford, Mueller or AY McDonald**1.55 1.5 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$198.61 Total: \$19,861.00Manufacturer: Ford, Mueller or AY McDonald**1.56 2 INCH HYDRO RANGER COUPLING**Quantity: 100 UOM: EA Unit Price: \$313.73 Total: \$31,373.00Manufacturer: Ford, Mueller or AY McDonald

1.57 1.5 INCH CTS X CTS COUPLINGQuantity: 100 UOM: EA Unit Price: \$78.60 Total: \$7,860.00Manufacturer: Ford, Mueller or AY McDonald**1.58 1.5 INCH CTS X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$108.12 Total: \$10,812.00Manufacturer: Ford, Mueller or AY McDonald**1.59 1.5 INCH PVC X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$99.34 Total: \$9,934.00Manufacturer: Ford, Mueller or AY McDonald**1.60 3/4 inchX1 inch ANG KMV GJX MN**Quantity: 100 UOM: EA Unit Price: \$49.51 Total: \$4,951.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: KV43-342WGNL**1.61 3/4 SETTER VALVE MN X FIP**Quantity: 100 UOM: EA Unit Price: \$42.53 Total: \$4,253.00Manufacturer: Ford, Mueller or AY McDonald**1.62 3/4 SETTER VALVE MN X MIP**Quantity: 100 UOM: EA Unit Price: \$44.87 Total: \$4,487.00Manufacturer: Ford, Mueller or AY McDonald**1.63 1 inch X 12 inch BRASS NIPPLE**Quantity: 100 UOM: EA Unit Price: \$21.75 Total: \$2,175.00Manufacturer: Ford, Mueller or AY McDonald**1.64 2 inch SS INSERT FOR CTS PE**Quantity: 100 UOM: EA Unit Price: \$1.98 Total: \$198.00Manufacturer: Ford, Mueller or AY McDonald**1.65 2 inch BALLCORP MIPXGJCTS**Quantity: 100 UOM: EA Unit Price: \$265.23 Total: \$26,523.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: FB1100-7GNL**1.66 2 inch BALLCORP CCXGJCTS**Quantity: 100 UOM: EA Unit Price: \$265.23 Total: \$26,523.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: FB1000-7GNL**1.67 2 inch ANG BMV GJCTSXMF**Quantity: 100 UOM: EA Unit Price: \$375.07 Total: \$37,507.00Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: BFA43-777WGNL

1.68 2 inch X 3 inch BRASS NIPPLEQuantity: 100 UOM: EA Unit Price: \$13.89 Total: \$1,389.00Manufacturer: Ford, Mueller or AY McDonald**1.69 2 inch X 12 inch BRASS NIPPLE**Quantity: 100 UOM: EA Unit Price: \$49.26 Total: \$4,926.00Manufacturer: Ford, Mueller or AY McDonald**1.70 2 inch ANG BMV CTS X METER FLNG**Quantity: 100 UOM: EA Unit Price: \$375.07 Total: \$37,507.00Manufacturer: Ford, Mueller or AY McDonald**1.71 2 inch BMV CTS X METER FLANGE**Quantity: 100 UOM: EA Unit Price: \$347.23 Total: \$34,723.00Manufacturer: Ford, Mueller or AY McDonald**1.72 2 inch BMV PVC X METER FLANGE**Quantity: 100 UOM: EA Unit Price: \$366.27 Total: \$36,627.00Manufacturer: Ford, Mueller or AY McDonald**1.73 2 INCH 90 BEND CTS X MIP**Quantity: 100 UOM: EA Unit Price: \$127.86 Total: \$12,786.00Manufacturer: Ford, Mueller or AY McDonald**1.74 2 INCH 90 BEND CTS X CTS**Quantity: 100 UOM: EA Unit Price: \$221.45 Total: \$22,145.00Manufacturer: Ford, Mueller or AY McDonald**1.75 2 inch MIP x PVC adapter**Quantity: 100 UOM: EA Unit Price: \$99.58 Total: \$9,958.00Manufacturer: Ford, Mueller or AY McDonald**1.76 Brass Parts:2 inch FIP x PVC adapter**Quantity: 100 UOM: EA Unit Price: \$114.41 Total: \$11,441.00Manufacturer: Ford, Mueller or AY McDonald**1.77 2 INCH PVC X PVC COUPLING**Quantity: 100 UOM: EA Unit Price: \$150.27 Total: \$15,027.00Manufacturer: Ford, Mueller or AY McDonald**1.78 2 INCH CTS X CTS COUPLING**Quantity: 100 UOM: EA Unit Price: \$106.10 Total: \$10,610.00Manufacturer: Ford, Mueller or AY McDonald**1.79 2 INCH CTS X FIP COUPLING**Quantity: 100 UOM: EA Unit Price: \$83.31 Total: \$8,331.00Manufacturer: Ford, Mueller or AY McDonald**1.80 2 INCH CTS X MIP COUPLING**Quantity: 100 UOM: EA Unit Price: \$79.70 Total: \$7,970.00Manufacturer: Ford, Mueller or AY McDonald

1.81 2 inch CTS x PVC couplerQuantity: 100 UOM: EA Unit Price: Total: Manufacturer: **1.82 1 inch corp stop grip nut assembly**Quantity: 100 UOM: EA Unit Price: Total: Manufacturer: **1.83 3/4 inch corp stop grip nut assembly**Quantity: 100 UOM: EA Unit Price: Total: Manufacturer: **1.84 1 inch CTS grip nut assembly**Quantity: 100 UOM: EA Unit Price: Total: Manufacturer: **1.85 3/4 inch CTS crip nut assembly**Quantity: 100 UOM: EA Unit Price: Total: Manufacturer: **1.86 1.5 inch SS INSERT FOR CTS PE**Quantity: 100 UOM: EA Unit Price: Total: Manufacturer: **1.87 2 inch BMV GJCTS X MF**Quantity: 10 UOM: EA Unit Price: Total: **2 Package Header**

Brass Nipples Tees and Saddles

Quantity: 1 Total: **Package Items****2.1 3/4 INCH x 4 INCH**Quantity: 6 UOM: EA Unit Price: Total: **2.2 1 INCH X 4 INCH**Quantity: 6 UOM: EA Unit Price: Total: **2.3 1.25 INCH X 4 INCH**Quantity: 6 UOM: EA Unit Price: Total: **2.4 1.5 INCH X 2 INCH**Quantity: 6 UOM: EA Unit Price: Total: **2.5 1.5 INCH X 3 INCH**Quantity: 6 UOM: EA Unit Price: Total: **2.6 1.5 INCH X 4 INCH**Quantity: 6 UOM: EA Unit Price: Total: **2.7 2 INCH X 4 INCH**Quantity: 6 UOM: EA Unit Price: Total:

2.8 2 INCH X 5 INCH

Quantity: 6 UOM: EA Unit Price: Total:

2.9 2 INCH X 6 INCH

Quantity: 6 UOM: EA Unit Price: Total:

2.10 2 INCH TEE FIP

Quantity: 6 UOM: EA Unit Price: Total:

2.11 4 INCH TEEP FIP

Quantity: 6 UOM: EA **No Bid**

2.12 4X1 CC BRS SAD

Quantity: 2 UOM: EA Unit Price: Total:

Manufacturer:

2.13 4 X 3/4 CC BRS SAD

Quantity: 2 UOM: EA Unit Price: Total:

Manufacturer:

2.14 4 X 2 CC BRS SAD

Quantity: 2 UOM: EA Unit Price: Total:

Manufacturer:

2.15 6X1 CC BRS SAD

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

2.16 8X1 CC BRS SAD

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

2.17 12 X 1 CC BRS SAD

Quantity: 5 UOM: EA Unit Price: Total:

Manufacturer:

2.18 6 X 2 CC BRS SAD

Quantity: 5 UOM: EA Unit Price: Total:

Manufacturer:

2.19 8 X 3/4 BRS SAD

Quantity: 5 UOM: EA Unit Price: Total:

Manufacturer:

2.20 8 X 2 CC BRS SAD

Quantity: 5 UOM: EA Unit Price: Total:

Manufacturer:

2.21 10 X 3/4 BRS SAD

Quantity: 2 UOM: EA Unit Price: Total:

Manufacturer:

2.22 10 X 1 CC BRS SADQuantity: 2 UOM: EA Unit Price: \$171.67 Total: \$343.34 Manufacturer: Ford, Mueller or AY McDonald**2.23 12X1 CC BRS SAD**Quantity: 4 UOM: EA Unit Price: \$200.95 Total: \$803.80 Manufacturer: Ford, Mueller or AY McDonald**2.24 2 INCH X 3/4 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$22.77 Total: \$45.54 Manufacturer: Ford, Mueller or AY McDonald**2.25 6X2 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: \$140.69 Total: \$281.38 Manufacturer: Ford, Mueller or AY McDonald**2.26 8X2 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: \$158.98 Total: \$317.96 Manufacturer: Ford, Mueller or AY McDonald**2.27 12X2 CC BRS SAD**Quantity: 2 UOM: EA Unit Price: \$230.79 Total: \$461.58 Manufacturer: Ford, Mueller or AY McDonald**2.28 18 INCH X 1 INCH CC DI SADDLE**Quantity: 2 UOM: EA Unit Price: \$411.95 Total: \$823.90 Manufacturer: Ford, Mueller or AY McDonald**2.29 24 INCH X 1 INCH IP DI SADDLE**Quantity: 2 UOM: EA Unit Price: \$465.33 Total: \$930.66 Manufacturer: Ford, Mueller or AY McDonald**2.30 16 X 1 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$357.43 Total: \$714.86 Manufacturer: Ford, Mueller or AY McDonald**2.31 16 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$357.43 Total: \$714.86 Manufacturer: Ford, Mueller or AY McDonald**2.32 18 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$411.95 Total: \$823.90 Manufacturer: Ford, Mueller or AY McDonald**2.33 18 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$411.95 Total: \$823.90 Manufacturer: Ford, Mueller or AY McDonald**2.34 24 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$454.83 Total: \$909.66 Manufacturer: Ford, Mueller or AY McDonald

2.35 20 X 1 CC BRASS SADDLEQuantity: 2 UOM: EA Unit Price: \$423.82 Total: \$847.64 Manufacturer: Ford, Mueller or AY McDonald**2.36 20 X 2 CC BRASS SADDLE**Quantity: 2 UOM: EA Unit Price: \$423.82 Total: \$847.64 Manufacturer: Ford, Mueller or AY McDonald**2.37 21 INCH HYMAX LONG COUPLER**Quantity: 4 UOM: EA Unit Price: \$2,994.03 Total: \$11,976.12 **3 Package Header**

Meter Parts

Quantity: 1 Total: \$462,532.69 **Package Items****3.1 3/4 X 10 Meter SETTER**Quantity: 20 UOM: EA Unit Price: \$161.47 Total: \$3,229.40 Manufacturer: Ford, Mueller or AY McDonald**3.2 1 X 10 Meter SETTER**Quantity: 30 UOM: EA Unit Price: \$299.14 Total: \$8,974.20 Manufacturer: Ford, Mueller or AY McDonald**3.3 2 X 12 Meter SETTER**Quantity: 10 UOM: EA Unit Price: \$1,132.29 Total: \$11,322.90 Manufacturer: Ford, Mueller or AY McDonald**3.4 5/8 X 3/4 X 7 RESETTER**Quantity: 10 UOM: EA Unit Price: \$147.09 Total: \$1,470.90 Manufacturer: Ford, Mueller or AY McDonald**3.5 1X12 METER RESETTER**Quantity: 10 UOM: EA Unit Price: \$270.85 Total: \$2,708.50 Manufacturer: Ford, Mueller or AY McDonald**3.6 3/4 INCH TAIL PIECE**Quantity: 100 UOM: EA Unit Price: \$10.95 Total: \$1,095.00 Manufacturer: Ford, Mueller or AY McDonald**3.7 1 INCH TAIL PIECE**Quantity: 2000 UOM: EA Unit Price: \$16.86 Total: \$33,720.00 Manufacturer: Ford, Mueller or AY McDonald**3.8 3/4 INCH SGL CHK METER NIPPLE**Quantity: 2000 UOM: EA Unit Price: \$27.84 Total: \$55,680.00 Manufacturer: Ford, Mueller or AY McDonaldManufacturer #: C38-23-H1-2.5-NL

3.9 3/4 inch dual purpose nutQuantity: 2000 UOM: EA Unit Price: \$4.26 Total: \$8,520.00Manufacturer: Ford, Mueller or AY McDonald**3.10 3/4 inch dual purpose nut fiber washer**Quantity: 2000 UOM: EA Unit Price: \$1.51 Total: \$3,020.00Manufacturer: Ford, Mueller or AY McDonald**3.11 1 inch dual purpose nut**Quantity: 2000 UOM: EA Unit Price: \$6.83 Total: \$13,660.00Manufacturer: Ford, Mueller or AY McDonald**3.12 1 inch dual purpose nut fiber washer**Quantity: 2000 UOM: EA Unit Price: \$2.03 Total: \$4,060.00Manufacturer: Ford, Mueller or AY McDonald**3.13 3/4 INCH SGL CHK METER NIPPLE**Quantity: 2000 UOM: EA Unit Price: \$27.84 Total: \$55,680.00Manufacturer: Ford, Mueller or AY McDonald**3.14 1 INCH SGL CHK METER NIPPLE**Quantity: 2000 UOM: EA Unit Price: \$34.88 Total: \$69,760.00Manufacturer: Ford, Mueller or AY McDonald**3.15 2.5 INCH X 1/8 INCH FH METER GASKETS**Quantity: 2000 UOM: EA Unit Price: \$1.65 Total: \$3,300.00**3.16 1.5 INCH BRASS FLG**Quantity: 500 UOM: EA Unit Price: \$47.43 Total: \$23,715.00Manufacturer: Ford or Mueller**3.17 1.5 INCH X 1/8 INCH FLANGE GASKET (NOT DROP IN STYLE)**Quantity: 2000 UOM: EA Unit Price: \$1.65 Total: \$3,300.00**3.18 1.5 INCH METER FLG BOLT AND GASKET KIT**Quantity: 500 UOM: EA Unit Price: \$4.82 Total: \$2,410.00**3.19 2 INCH BRASS FLG**Quantity: 500 UOM: EA Unit Price: \$52.75 Total: \$26,375.00Manufacturer: (ZINC-1/8 RUBBER DROP IN)**3.20 2 INCH FLANGE GASKET (NOT DROP IN STYLE)**Quantity: 1000 UOM: EA Unit Price: \$1.20 Total: \$1,200.00**3.21 2 INCH METER FLG BOLT AND GASKET KIT**Quantity: 500 UOM: EA Unit Price: \$6.17 Total: \$3,085.00**3.22 2 INCH MIP X 2.5 INCH FNST SWIVEL ADAPTER**Quantity: 200 UOM: EA Unit Price: \$94.70 Total: \$18,940.00**3.23 3 INCH METER FLG SET BOLT AND GASKET KIT**Quantity: 10 UOM: EA Unit Price: \$8.42 Total: \$84.20

3.24 4 INCH METER FLG SET BOLT AND GASKET KIT

Quantity: 15 UOM: EA Unit Price: \$14.97 Total: \$224.55

3.25 6 INCH METER FLG SET BOLT AND GASKET KIT

Quantity: 4 UOM: EA Unit Price: \$24.23 Total: \$96.92

3.26 8 INCH METER FLG SET BOLT AND GASKET KIT

Quantity: 4 UOM: EA Unit Price: \$33.78 Total: \$135.12

3.27 3/4 INCH X 1/8 INCH THK RUBBER MTR WASHER

Quantity: 30 UOM: 100/pk Unit Price: \$7.75 Total: \$232.50

3.28 1 INCH X 1/8 INCH THK RUBBER METER WASHER

Quantity: 30 UOM: 100/pk Unit Price: \$9.85 Total: \$295.50

3.29 EJ BROOKS BARREL LOCK WITH DUST CAP

Quantity: 200 UOM: EA Unit Price: \$4.35 Total: \$870.00

Manufacturer #: 8509910

3.30 2 INCH RPZ BACKFLOW DEVICE

Quantity: 50 UOM: EA Unit Price: \$810.92 Total: \$40,546.00

Manufacturer: Watts 009

3.31 DFW 37A-CELINA BOX AND LID

Quantity: 100 UOM: EA Unit Price: \$126.03 Total: \$12,603.00

Manufacturer: DFW PLASTICS

3.32 DFW 65C-CELINA BOX AND LID

Quantity: 100 UOM: EA Unit Price: \$218.46 Total: \$21,846.00

Manufacturer: DFW PLASTICS

3.33 DFW 37A MEER LIDS ONLY BOTH PIECES

Quantity: 200 UOM: EA Unit Price: \$67.36 Total: \$13,472.00

Manufacturer: DFW PLASTICS

3.34 DFW37-A ONE PIECE METER BOX LID

Quantity: 200 UOM: EA Unit Price: \$62.16 Total: \$12,432.00

Manufacturer: DFW PLASTICS

3.35 3/4 INCH SCH40 PVC PIPE SWB 20 FEET WH

Quantity: 20 UOM: EA Unit Price: \$0.25 Total: \$5.00

3.36 1 Inch Idlers 1.25 inch X 10.75 inch sch 80 pvc

Quantity: 500 UOM: EA Unit Price: \$4.80 Total: \$2,400.00

3.37 Meter Box Security Bolt

Quantity: 100 UOM: EA Unit Price: \$4.00 Total: \$400.00

3.38 Meter Box Security Bolt Clip

Quantity: 100 UOM: EA Unit Price: \$0.75 Total: \$75.00

3.39 1 to 3/4 inch Brass reducers

Quantity: 50 UOM: EA Unit Price: \$22.42 Total: \$1,121.00

3.40 1 INCH SCH40 PVC PIPE SWB 20 FEETQuantity: 100 UOM: EAUnit Price: Total: **3.41 2 INCH SCH40 PVC PIPE SWB 20 FEET**Quantity: 100 UOM: EAUnit Price: Total: **3.42 EJ BROOKS BARREL LOCK KEY**Quantity: 5 UOM: EAUnit Price: Total: **4 Package Header**

Pipe

Quantity: 1Total: **Package Items****4.1 3 INCH DR 14 C900 PVC PIPE**Quantity: 200 UOM: FT**No Bid****4.2 4 INCH DR 14 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.3 6 INCH DR14 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.4 8 INCH DR14 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.5 10 INCH DR14 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.6 12 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.7 16 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.8 18 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.9 20 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.10 24 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.11 36 INCH DR18 C900 PVC PIPE**Quantity: 200 UOM: FTUnit Price: Total: **4.12 3/4 INCHX100 FEET CTS DR9 PE TUBING**Quantity: 200 UOM: FTUnit Price: Total: **4.13 1 INCHX100 FEET CTS DR9 PE TUBING**Quantity: 2000 UOM: FTUnit Price: Total: **4.14 1-1/2 INCHX100 FEET DR9 PE TUBING**Quantity: 100 UOM: FTUnit Price: Total:

4.15 2 INCHX100 FEET CTS DR9 PE TUBINGQuantity: 200 UOM: FT Unit Price: \$1.63 Total: \$326.00**4.16 1/2 inch IRRIGATION DRIP LINE (100' ROLLS)**Quantity: 500 UOM: FT Unit Price: \$0.33 Total: \$165.00**4.17 1/2 INCH IRRIGATION DRIP LINE STRAIGHT COUPLINGS**Quantity: 100 UOM: EA Unit Price: \$0.40 Total: \$40.00**4.18 1/2 INCH IRRIGATION DRIP LINE TEE COUPLINGS**Quantity: 100 UOM: EA Unit Price: \$0.42 Total: \$42.00**4.19 1/2 INCH IRRIGATION DRIP LINE 90 COUPLINGS**Quantity: 100 UOM: EA Unit Price: \$0.39 Total: \$39.00**4.20 10 INCH FULL CIRCLE CLAMP FOR SDR35/26**Quantity: 5 UOM: EA Unit Price: \$181.87 Total: \$909.35Manufacturer: Smith Blair**4.21 16 INCH HYMAX LONG COUPLER**Quantity: 4 UOM: EA Unit Price: \$2,604.11 Total: \$10,416.44**4.22 18 INCH HP STORM PIPE**Quantity: 5 UOM: FT Unit Price: \$10.00 Total: \$50.00**4.23 16 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FT Unit Price: \$30.61 Total: \$1,224.40**4.24 14 INCH FORCE MAIN**Quantity: 40 UOM: FT Unit Price: \$30.61 Total: \$1,224.40**4.25 24 INCH SDR 26 GRAVITY PIPE**Quantity: 28 UOM: FT Unit Price: \$67.04 Total: \$1,877.12**4.26 10 INCH SDR 26 GRAVITY**Quantity: 28 UOM: FT Unit Price: \$16.13 Total: \$451.64**4.27 10 INCH SDR 35 PIPE**Quantity: 28 UOM: FT Unit Price: \$12.16 Total: \$340.48**5 Package Header**

Clamps, Dressers, Gasket Bolt Packs Sleeves

Quantity: 1 Total: \$560,365.05**Package Items****5.1 3/4X6 REDI-CLMP**Quantity: 10 UOM: EA Unit Price: \$13.43 Total: \$134.30Manufacturer: Smith Blair**5.2 1 X 3 REDI-CLAMP**Quantity: 10 UOM: EA Unit Price: \$7.87 Total: \$78.70Manufacturer: Smith Blair

5.3 1X6 REDI-CLAMPQuantity: 10 UOM: EA Unit Price: \$14.30 Total: \$143.00Manufacturer: Smith Blair**5.4 1-1/4 X 6 REDI-CLAMP**Quantity: 10 UOM: EA Unit Price: \$15.07 Total: \$150.70Manufacturer: Smith Blair**5.5 1-1/2 X 6 REDI-CLAMP**Quantity: 10 UOM: EA Unit Price: \$16.36 Total: \$163.60Manufacturer: Smith Blair**5.6 2 INCH COLLAR CLAMP**Quantity: 10 UOM: EA Unit Price: \$62.73 Total: \$627.30Manufacturer: Smith Blair**5.7 2 X 7-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: \$62.73 Total: \$627.30Manufacturer: Smith Blair**5.8 3 X 7 CLAMP**Quantity: 10 UOM: EA Unit Price: \$54.93 Total: \$549.30Manufacturer: Smith Blair**5.9 4 X 7 CLAMP**Quantity: 10 UOM: EA Unit Price: \$71.66 Total: \$716.60Manufacturer: Smith Blair**5.10 4 X 15 CLAMP**Quantity: 10 UOM: EA Unit Price: \$141.10 Total: \$1,411.00Manufacturer: Smith Blair**5.11 6 INCH X 7 INCH CLAMP (AC PIPE)**Quantity: 10 UOM: EA Unit Price: \$88.85 Total: \$888.50Manufacturer: Smith Blair**5.12 8 INCH X 7 INCH CLAMP (AC PIPE)**Quantity: 10 UOM: EA Unit Price: \$107.03 Total: \$1,070.30Manufacturer: Smith Blair**5.13 8 INCH X 15 INCH CLAMP (AC PIPE)**Quantity: 10 UOM: EA Unit Price: \$202.74 Total: \$2,027.40Manufacturer: Smith Blair**5.14 8 INCH X 15 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$199.81 Total: \$1,998.10Manufacturer: Smith Blair**5.15 6 INCH X 7 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$87.53 Total: \$875.30Manufacturer: Smith Blair

5.16 6 INCH X 15 INCH CLAMPQuantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.17 6 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.18 8 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.19 3 X 4-1/2 CLAMP**Quantity: 10 UOM: EA**No Bid**Manufacturer: **5.20 226-048012-000 4X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.21 226-066312-000 6X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.22 226-069012-000 6X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.23 226-090512-000 8X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.24 226-132012-000 12 X 12.5 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.25 226-132012-000 12X12-1/2 CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.26 6 INCH BELL JOINT LEAK CLAMP - LONG BOLTS**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.27 8 INCH BELL JOINT LEAK CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.28 12 INCH BELL JOINT LEAK CLAMP**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer:

5.29 3/4 INCH X 5 INCH CPLGQuantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.30 1 INCH X 5 INCH STL CPLG**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.31 1-1/4 INCH X 5 INCH CPLG**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.32 1-1/2 INCH X 5 INCH CPLG**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.33 2 INCH X 5 INCH STL CPLG**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.34 3 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: Total: **5.35 4 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: Total: **5.36 2 INCH X 12 INCH STL CPLG**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.37 6 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.38 8 INCH HYMAX LONG**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.39 12 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **5.40 16 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: Total: **5.41 18 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: Total: **5.42 24 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: Total: **5.43 10 INCH SHORT HYMAX**Quantity: 10 UOM: EA Unit Price: Total:

5.44 12 INCH SHORT HYMAX

Quantity: 10 UOM: EA Unit Price: Total:

5.45 6 INCH MJ CAP

Quantity: 10 UOM: EA Unit Price: Total:

5.46 8 INCH MJ CAP

Quantity: 10 UOM: EA Unit Price: Total:

5.47 3 INCH ROMAC ALPHA COUPLERS

Quantity: 10 UOM: EA **No Bid**

5.48 4 INCH ROMAC ALPHA COUPLERS

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

5.49 6 INCH ROMAC ALPHA COUPLERS

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

5.50 8 INCH ROMAC ALPHA COUPLERS

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

5.51 10 INCH ROMAC ALPHA COUPLERS

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

5.52 12 INCH ROMAC ALPHA COUPLERS

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

5.53 14 INCH ROMAC ALPHA COUPLERS

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

5.54 16 INCH ROMAC ALPHA COUPLERS

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

5.55 3 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.56 4 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.57 6 INCH MJ L/P DI SLEEVE USA

Quantity: 10 UOM: EA Unit Price: Total:

5.58 6 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.59 8 INCH MJ L/P DI SLEEVE USA

Quantity: 10 UOM: EA Unit Price: Total:

5.60 8 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.61 10 INCH MJ PVC RESTRAINT W/ACCS

Quantity: 10 UOM: EA Unit Price: Total:

5.62 10 INCH MJ DI LONG SLEEVE w/ ACCS

Quantity: 10 UOM: EA Unit Price: Total:

5.63 10 INCH MJ PLUG w/ ACCS

Quantity: 10 UOM: EA Unit Price: Total:

5.64 12 INCH MJ L/P DI SLEEVE USA

Quantity: 10 UOM: EA Unit Price: Total:

5.65 12 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.66 16 INCH MJ L/P DI SLEEVE USA

Quantity: 10 UOM: EA Unit Price: Total:

5.67 16 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.68 18 INCH MJ L/P DI SLEEVE USA

Quantity: 10 UOM: EA Unit Price: Total:

5.69 18 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.70 20 INCH MJ L/P DI SLEEVE USA

Quantity: 10 UOM: EA Unit Price: Total:

5.71 20 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.72 24 INCH MJ L/P DI SLEEVE USA

Quantity: 10 UOM: EA Unit Price: Total:

5.73 24 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.74 36 INCH MJ L/P DI SLEEVE USA

Quantity: 10 UOM: EA Unit Price: Total:

5.75 36 INCH MJ PVC RESTRAINT W/ASSC

Quantity: 10 UOM: EA Unit Price: Total:

5.76 12 INCH X 20 INCH CLAMP

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

5.77 16 INCH X 20 INCH CLAMP

Quantity: 10 UOM: EA Unit Price: Total:

Manufacturer:

5.78 20 INCH X 20 INCH CLAMPQuantity: 10 UOM: EA Unit Price: \$904.04 Total: \$9,040.40Manufacturer: Smith Blair**5.79 24 INCH X 20 INCH CLAMP**Quantity: 10 UOM: EA Unit Price: \$1,545.92 Total: \$15,459.20Manufacturer: Smith Blair**5.80 14 INCH LONG HYMAX**Quantity: 4 UOM: EA Unit Price: \$2,062.55 Total: \$8,250.20**5.81 20 INCH LONG HYMAX**Quantity: 10 UOM: EA Unit Price: \$2,994.03 Total: \$29,940.30**5.82 6 INCH MJ PLUG**Quantity: 5 UOM: EA Unit Price: \$93.48 Total: \$467.40**5.83 8 INCH MJ PLUG**Quantity: 5 UOM: EA Unit Price: \$132.63 Total: \$663.15**5.84 12 INCH MJ PLUG**Quantity: 5 UOM: EA Unit Price: \$276.44 Total: \$1,382.20**5.85 3 INCH TRANSITION BOLT PACK**Quantity: 5 UOM: EA Unit Price: \$21.58 Total: \$107.90**5.86 16 INCH MJ PLUG**Quantity: 5 UOM: EA Unit Price: \$717.47 Total: \$3,587.35**5.87 4 INCH TRANSITION BOLT PACK**Quantity: 5 UOM: EA Unit Price: \$24.77 Total: \$123.85**5.88 6 INCH TRANSITION BOLT PACK**Quantity: 5 UOM: EA Unit Price: \$29.57 Total: \$147.85**5.89 8 INCH TRANSITION BOLT PACK**Quantity: 5 UOM: EA Unit Price: \$35.15 Total: \$175.75**5.90 10 INCH TRANSITION BOLT PACK**Quantity: 5 UOM: EA Unit Price: \$59.12 Total: \$295.60**5.91 16 INCH TRANSITION BOLT PACK**Quantity: 5 UOM: EA Unit Price: \$87.88 Total: \$439.40**5.92 10 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: EA Unit Price: \$15.82 Total: \$632.80**5.93 20 INCH ROMAC ALPHA COUPLERS**Quantity: 5 UOM: EA Unit Price: \$3,348.42 Total: \$16,742.10**5.94 24 INCH ROMAC ALPHA COUPLERS**Quantity: 5 UOM: EA Unit Price: \$4,541.50 Total: \$22,707.50**5.95 6 INCH MJ BOLT BOLT GASKET PACK**Quantity: 10 UOM: EA Unit Price: \$31.96 Total: \$319.60

5.96 6 INCH MJ TRANSITION BOLT GASKET KITQuantity: 10 UOM: EA Unit Price: Total: **5.97 10 INCH SDR 26 FORCEMAIN**Quantity: 40 UOM: FT Unit Price: Total: **5.98 8 INCH MJ BOLT GASKET KIT**Quantity: 10 UOM: EA Unit Price: Total: **5.99 12 INCH MJ BOLT GASKET KIT**Quantity: 10 UOM: EA Unit Price: Total: **5.100 14 INCH TRANSITION BOLT PACK**Quantity: 5 UOM: EA Unit Price: Total: **5.101 15 INCH HYMAX LONG COUPLER**Quantity: 4 UOM: EA Unit Price: Total: **5.102 16 INCH MJ BOLT GASKET KIT**Quantity: 10 UOM: EA Unit Price: Total: **5.103 18 INCH MJ BOLT GASKET KIT**Quantity: 10 UOM: EA Unit Price: Total: **5.104 20 INCH MJ BOLT GASKET KIT**Quantity: 10 UOM: EA Unit Price: Total: **5.105 24 INCH MJ BOLT GASKET KIT**Quantity: 10 UOM: EA Unit Price: Total: **6 Package Header**

Tees and Bends

Quantity: 1 Total: **Package Items****6.1 3 INCH MJ 45 BEND USA**Quantity: 2 UOM: EA Unit Price: Total: **6.2 3 INCH MJ 90 BEND USA**Quantity: 2 UOM: EA Unit Price: Total: **6.3 3 INCH MJ TEE USA**Quantity: 2 UOM: EA Unit Price: Total: **6.4 3 MJ LOCKING RESTRAINT W/ASSC**Quantity: 6 UOM: EA Unit Price: Total: **6.5 4 INCH MJ 45 BEND USA**Quantity: 2 UOM: EA Unit Price: Total: **6.6 4 INCH 90 BEND USA**Quantity: 2 UOM: EA Unit Price: Total: **6.7 4 INCH MJ TEE USA**Quantity: 2 UOM: EA Unit Price: Total:

6.8 4 MJ LOCKING RESTRAINTS W/ASSC

Quantity: 6 UOM: EA Unit Price: Total:

6.9 6 INCH MJ TEE USA

Quantity: 2 UOM: EA Unit Price: Total:

6.10 8 INCH X 6 INCH FLANGE TEE

Quantity: 2 UOM: EA Unit Price: Total:

6.11 8 INCH MJ TEE USA

Quantity: 2 UOM: EA Unit Price: Total:

6.12 6 INCH X 6 INCH MJXFLG TEE USA CP DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.13 8 INCH X 8 INCH MJXFLG TEE USA CP DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.14 8 INCH MJ CROSS US DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.15 12 INCH MJXFLG TEE C110 USA

Quantity: 1 UOM: EA Unit Price: Total:

6.16 6 INCH FLANGE TEE C110 USA

Quantity: 1 UOM: EA Unit Price: Total:

6.17 8 INCH FLANGE TEE C110 USA

Quantity: 1 UOM: EA Unit Price: Total:

6.18 12 INCH FLANGE TEE C110 USA

Quantity: 1 UOM: EA Unit Price: Total:

6.19 6 INCH MJ 11.25 BEND DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.20 6 INCH MJ 22.5 BEND DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.21 6 INCH MJXFLG 90 BEND

Quantity: 2 UOM: EA Unit Price: Total:

6.22 6 INCH MJ 90 BEND USA CP DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.23 8 INCH MJ 90 BEND USA

Quantity: 2 UOM: EA Unit Price: Total:

6.24 10 INCH MJ 45 BEND DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.25 10 INCH MJ 90 BEND DI C153

Quantity: 2 UOM: EA Unit Price: Total:

6.26 12 INCH MJ 90 BEND USA

Quantity: 2 UOM: EA Unit Price: Total:

6.27 12 INCH MJ 90 BEND USA

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$568.07</td></tr></table>	\$568.07	Total: <table border="1"><tr><td>\$1,136.14</td></tr></table>	\$1,136.14
\$568.07				
\$1,136.14				

6.28 6 INCH MJ 45 BEND USA

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$127.84</td></tr></table>	\$127.84	Total: <table border="1"><tr><td>\$255.68</td></tr></table>	\$255.68
\$127.84				
\$255.68				

6.29 8 INCH MJ 45 BEND USA

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$180.57</td></tr></table>	\$180.57	Total: <table border="1"><tr><td>\$361.14</td></tr></table>	\$361.14
\$180.57				
\$361.14				

6.30 12 INCH MJ 45 BEND USA

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$451.43</td></tr></table>	\$451.43	Total: <table border="1"><tr><td>\$902.86</td></tr></table>	\$902.86
\$451.43				
\$902.86				

6.31 6 INCH MJ TRAN ACC SET L/GLAND

Quantity: <u> 10 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$29.57</td></tr></table>	\$29.57	Total: <table border="1"><tr><td>\$295.70</td></tr></table>	\$295.70
\$29.57				
\$295.70				

6.32 6 INCH MJ X FLG TEE

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$277.25</td></tr></table>	\$277.25	Total: <table border="1"><tr><td>\$554.50</td></tr></table>	\$554.50
\$277.25				
\$554.50				

6.33 6 INCH FLANGE BOLT GASKET KIT

Quantity: <u> 5 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$15.20</td></tr></table>	\$15.20	Total: <table border="1"><tr><td>\$76.00</td></tr></table>	\$76.00
\$15.20				
\$76.00				

6.34 6 INCH X 6 INCH SWXSW GRADELOK OFFSET

Quantity: <u> 10 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$310.21</td></tr></table>	\$310.21	Total: <table border="1"><tr><td>\$3,102.10</td></tr></table>	\$3,102.10
\$310.21				
\$3,102.10				

6.35 6 INCH X 12 INCH SWXSW GRADELOK OFFSET

Quantity: <u> 10 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$514.40</td></tr></table>	\$514.40	Total: <table border="1"><tr><td>\$5,144.00</td></tr></table>	\$5,144.00
\$514.40				
\$5,144.00				

6.36 3 INCH MJ RW GV OL w/ACC

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$572.46</td></tr></table>	\$572.46	Total: <table border="1"><tr><td>\$1,144.92</td></tr></table>	\$1,144.92
\$572.46				
\$1,144.92				

6.37 4 INCH MJ RW GV OL w/ACC

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$603.47</td></tr></table>	\$603.47	Total: <table border="1"><tr><td>\$1,206.94</td></tr></table>	\$1,206.94
\$603.47				
\$1,206.94				

6.38 6 INCHFL RW GV OL w/ACC

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$808.21</td></tr></table>	\$808.21	Total: <table border="1"><tr><td>\$1,616.42</td></tr></table>	\$1,616.42
\$808.21				
\$1,616.42				

6.39 8 INCHFL RW GV OL w/ACC

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$1,262.95</td></tr></table>	\$1,262.95	Total: <table border="1"><tr><td>\$2,525.90</td></tr></table>	\$2,525.90
\$1,262.95				
\$2,525.90				

6.40 10 INCHFL RW GV OL w/ACC

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$2,026.72</td></tr></table>	\$2,026.72	Total: <table border="1"><tr><td>\$4,053.44</td></tr></table>	\$4,053.44
\$2,026.72				
\$4,053.44				

6.41 12 INCHFL RW GV OL w/ACC

Quantity: <u> 2 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$2,539.61</td></tr></table>	\$2,539.61	Total: <table border="1"><tr><td>\$5,079.22</td></tr></table>	\$5,079.22
\$2,539.61				
\$5,079.22				

6.42 16 INCH MJ 45 BEND USA

Quantity: <u> 4 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$996.32</td></tr></table>	\$996.32	Total: <table border="1"><tr><td>\$3,985.28</td></tr></table>	\$3,985.28
\$996.32				
\$3,985.28				

6.43 18 INCH MJ 45 BEND USA

Quantity: <u> 4 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$1,314.31</td></tr></table>	\$1,314.31	Total: <table border="1"><tr><td>\$5,257.24</td></tr></table>	\$5,257.24
\$1,314.31				
\$5,257.24				

6.44 20 INCH MJ 45 BEND USA

Quantity: <u> 4 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$1,551.60</td></tr></table>	\$1,551.60	Total: <table border="1"><tr><td>\$6,206.40</td></tr></table>	\$6,206.40
\$1,551.60				
\$6,206.40				

6.45 24 INCH MJ 45 BEND USA

Quantity: <u> 4 </u> UOM: <u>EA</u>	Unit Price: <table border="1"><tr><td>\$2,247.51</td></tr></table>	\$2,247.51	Total: <table border="1"><tr><td>\$8,990.04</td></tr></table>	\$8,990.04
\$2,247.51				
\$8,990.04				

6.46 36 INCH MJ 45 BEND USAQuantity: 4 UOM: EAUnit Price: \$9,356.73Total: \$37,426.92**6.47 16 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$1,316.38Total: \$5,265.52**6.48 18 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$1,770.52Total: \$7,082.08**6.49 20 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$2,369.74Total: \$9,478.96**6.50 24 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$5,394.64Total: \$21,578.56**6.51 36 INCH MJ 90 BEND USA**Quantity: 4 UOM: EAUnit Price: \$11,381.32Total: \$45,525.28**6.52 3 INCH MJ 90**Quantity: 3 UOM: EAUnit Price: \$99.07Total: \$297.21**6.53 12 INCH FULL CIRCLE CLAMP FOR SDR35/26**Quantity: 5 UOM: EAUnit Price: \$228.19Total: \$1,140.95Manufacturer: Smith Blair**6.54 3 INCH MJ 45**Quantity: 3 UOM: EAUnit Price: \$82.30Total: \$246.90**6.55 14 INCH MJ 45 BEND USA**Quantity: 2 UOM: EAUnit Price: \$797.37Total: \$1,594.74**6.56 14 INCH MJ 90 BEND USA**Quantity: 2 UOM: EAUnit Price: \$1,025.88Total: \$2,051.76**7 Package Header**

Valves

Quantity: 1Total: \$415,660.52**Package Items****7.1 2 INCH BRASS GATE VALVE FIPT FULL PORT**Quantity: 35 UOM: EAUnit Price: \$55.46Total: \$1,941.10Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.2 6 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EAUnit Price: \$808.21Total: \$1,616.42Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUALManufacturer #: A2361-23**7.3 8 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EAUnit Price: \$1,287.22Total: \$2,574.44Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUALManufacturer #: A2361-23

7.4 12 INCH MJ RW GV OL w/ACCQuantity: 2 UOM: EA Unit Price: \$2,539.61 Total: \$5,079.22Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUALManufacturer #: A2361-23**7.5 6 INCH MJ X FLG RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: \$808.21 Total: \$1,616.42Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUALManufacturer #: A2361-19**7.6 8 INCH MJ X FLG RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: \$1,262.95 Total: \$2,525.90Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUALManufacturer #: A2361-19**7.7 12 INCH MJ X FLG RW GV OL w/acc**Quantity: 2 UOM: EA Unit Price: \$2,423.13 Total: \$4,846.26Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUALManufacturer #: A2361-19**7.8 16 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: \$8,512.65 Total: \$17,025.30Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.9 18 INCH MJ RW GV OL w/ACC**Quantity: 2 UOM: EA Unit Price: \$13,933.84 Total: \$27,867.68Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.10 20 INCH MJ RW GV OL W/ACC**Quantity: 2 UOM: EA Unit Price: \$16,734.35 Total: \$33,468.70Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.11 24 INCH MJ RW GV OL W/ACC**Quantity: 2 UOM: EA Unit Price: \$23,794.22 Total: \$47,588.44Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.12 36 INCH MJ RW GV OL W/ACC**Quantity: 2 UOM: EA Unit Price: \$65,984.55 Total: \$131,969.10Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.13 18 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$7,405.94 Total: \$14,811.88Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.14 20 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$8,194.37 Total: \$16,388.74Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL

7.15 24 DOMESTIC BUTTERFLY VALVEQuantity: 2 UOM: EA Unit Price: \$11,573.23 Total: \$23,146.46Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**7.16 36 DOMESTIC BUTTERFLY VALVE**Quantity: 2 UOM: EA Unit Price: \$41,597.23 Total: \$83,194.46Manufacturer: AFC, MUELLER, CLOW OR APPROVED EQUAL**8 Package Header**

Fire Hydrants and Parts

Quantity: 1 Total: \$66,942.76**Package Items****8.1 12 INCH HYDRANT EXTENSION (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 10 UOM: EA Unit Price: \$444.33 Total: \$4,443.30**8.2 24 INCH HYDRANT EXTENSION (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 3 UOM: EA Unit Price: \$582.47 Total: \$1,747.41**8.3 5'0 BURY FIRE HYDRANTS**Quantity: 5 UOM: EA Unit Price: \$3,199.86 Total: \$15,999.30Manufacturer: WATEROUS, MUELLER OR CLOW**8.4 HYDRANT MAIN LINE VALVE REPAIR KITS ALL BRANDS (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 5 UOM: EA Unit Price: \$658.51 Total: \$3,292.55**8.5 HYDRANT FLANGE REPAIR KITS ALL BRANDS (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 5 UOM: EA Unit Price: \$182.47 Total: \$912.35**8.6 HYDRANT BREAK AWAY KIT ALL BRANDS (MUELLER, WATEROUS, CLOW, KENNEDY, AVK, EJ, WATER MASTER)**Quantity: 10 UOM: EA Unit Price: \$206.19 Total: \$2,061.90**8.7 6 INCH HYDRANT EXTENSION ALL BRANDS**Quantity: 10 UOM: EA Unit Price: \$383.51 Total: \$3,835.10**8.8 KUPFERLE ECLIPSE 9800 AUTO FLUSHER (COMPLETE UNIT AND PARTS)**Quantity: 5 UOM: EA Unit Price: \$3,216.84 Total: \$16,084.20**8.9 MUELLER 200 SERIES COLD AUTO FLUSHER (COMPLETE UNIT AND PARTS)**Quantity: 5 UOM: EA Unit Price: \$3,713.33 Total: \$18,566.65**9 Package Header**

Valve Box and Accessories

Quantity: 1 Total: \$10,311.80

Package Items

9.1 18 INCH-24 INCH VLV BOX W/LID DOM

Quantity: 10 UOM: EA Unit Price: \$109.46 Total: \$1,094.60
Manufacturer #: 461-S

9.2 18 INCH-24 INCH VLV BOX W/LID DOM (COMPOSITE)

Quantity: 10 UOM: EA Unit Price: \$97.37 Total: \$973.70
Manufacturer: BINGHMAN TAYLOR

9.3 24 INCH-36 INCH VLV BOX W/LID DOM

Quantity: 10 UOM: EA Unit Price: \$150.21 Total: \$1,502.10
Manufacturer #: 562-S

9.4 24 INCH-36 INCH VLV BOX W/LID DOM (COMPOSITE)

Quantity: 10 UOM: EA Unit Price: \$105.26 Total: \$1,052.60
Manufacturer: BINGHMAN TAYLOR

9.5 39 INCH-60 INCH VLV BOX W/LID DOM

Quantity: 10 UOM: EA Unit Price: \$212.11 Total: \$2,121.10
Manufacturer #: 664-S

9.6 39 INCH-60 INCH VLV BOX W/LID DOM (COMPOSITE)

Quantity: 10 UOM: EA Unit Price: \$152.63 Total: \$1,526.30
Manufacturer: BINGHMAN TAYLOR

9.7 DROP IN VALVE BOX LID FOR ADJUSTABLE STACKS

Quantity: 10 UOM: EA Unit Price: \$17.95 Total: \$179.50

9.8 MUSHROOM TYPE VALVE LID

Quantity: 10 UOM: EA Unit Price: \$17.95 Total: \$179.50

9.9 1 INCH VALVE BOX Riser

Quantity: 6 UOM: EA Unit Price: \$19.58 Total: \$117.48

9.10 2 INCH VALVE BOX Riser

Quantity: 6 UOM: EA Unit Price: \$24.48 Total: \$146.88

9.11 3 INCH VALVE BOX Riser

Quantity: 6 UOM: EA Unit Price: \$35.09 Total: \$210.54

9.12 4 INCH VALVE BOX Riser

Quantity: 10 UOM: EA Unit Price: \$49.77 Total: \$497.70

9.13 6 INCH VALVE BOX Riser

Quantity: 10 UOM: EA Unit Price: \$70.98 Total: \$709.80

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Package Header

4 inch Wastewater

Quantity: 1 Total: \$35,788.25

Package Items

10.1 4 INCH 90 °(GASKET) SDR35

Quantity: 25 UOM: EA Unit Price: Total:

10.2 4 INCH 45 ° ELBOW BEND (GASKET)

Quantity: 25 UOM: EA Unit Price: Total:

10.3 4 INCH SDR35 COUPLING STRAIGHT (GASKET)

Quantity: 25 UOM: EA Unit Price: Total:

10.4 4 INCH 22° BEND SDR35 (GASKET)

Quantity: 25 UOM: EA Unit Price: Total:

10.5 4 INCH SOLVENT WELD CAP (SDR35)

Quantity: 50 UOM: EA Unit Price: Total:

10.6 4 INCH SCH 40 SOLVENT WELD CAPS DWV

Quantity: 50 UOM: EA Unit Price: Total:

10.7 4 INCH STRAIGHT COUPLING (GLUE) SDR 35

Quantity: 50 UOM: EA Unit Price: Total:

10.8 4 INCH GRIPPER PLUG INSIDE

Quantity: 20 UOM: EA Unit Price: Total:

10.9 6 INCH GRIPPER PLUG INSIDE

Quantity: 20 UOM: EA Unit Price: Total:

10.10 6 INCH SDR35 Pipe (14 FT)

Quantity: 280 UOM: FT Unit Price: Total:

10.11 4 INCH C/T ADPT PVC x PVC

Quantity: 50 UOM: EA Unit Price: Total:

Manufacturer:

10.12 4 INCH C/T ADPT CLAY x PVC

Quantity: 50 UOM: EA Unit Price: Total:

Manufacturer:

10.13 4 INCH GRIPPER PLUG (OUTSIDE)

Quantity: 20 UOM: EA Unit Price: Total:

10.14 4 INCH RUBBER TEST CAP

Quantity: 50 UOM: EA Unit Price: Total:

10.15 4 INCH SDR35 WYE (HUB)

Quantity: 50 UOM: EA Unit Price: Total:

10.16 4 INCH SDR35 TEE (HUB)

Quantity: 30 UOM: EA Unit Price: Total:

10.17 4 INCH 22° ELBOW (HUB)

Quantity: 50 UOM: EA Unit Price: Total:

10.18 4 INCH 45° ELBOW (HUB)Quantity: 50 UOM: EA Unit Price: \$4.71 Total: \$235.50**10.19 4 INCH SDR35 PIPE (14 FT)**Quantity: 420 UOM: ft. Unit Price: \$1.84 Total: \$772.80**10.20 4" SEWER CAPS 4**Quantity: 20 UOM: EA Unit Price: \$2.73 Total: \$54.60**10.21 4" - 22° SCH 40**Quantity: 50 UOM: EA Unit Price: \$19.61 Total: \$980.50**10.22 4" - 45° SCH 40**Quantity: 50 UOM: EA Unit Price: \$23.21 Total: \$1,160.50**10.23 4" - 90° SDR 35**Quantity: 50 UOM: EA Unit Price: \$4.71 Total: \$235.50**10.24 4" - 90° SCH 40**Quantity: 50 UOM: EA Unit Price: \$12.13 Total: \$606.50**10.25 4" CLEAN OUT ASSEMBLY WITH CAPS**Quantity: 50 UOM: EA Unit Price: \$10.19 Total: \$509.50**10.26 4" WYE SCH 40**Quantity: 50 UOM: EA Unit Price: \$46.85 Total: \$2,342.50**10.27 4" TEE SCH 40**Quantity: 50 UOM: EA Unit Price: \$19.15 Total: \$957.50**10.28 4" GLUE CAPS SCH 40**Quantity: 50 UOM: EA Unit Price: \$6.63 Total: \$331.50**10.29 4" PIPE SDR 26**Quantity: 420 UOM: FT Unit Price: \$2.52 Total: \$1,058.40**10.30 4" CAST IRON TRAFFIC RATED CLEAN OUT ASSEMBLY WITH CAPS**Quantity: 25 UOM: EA Unit Price: \$90.00 Total: \$2,250.00**10.31 4" TRAFFICE RATED CLEAN OUT ASSEMBLY PLASTIC**Quantity: 50 UOM: EA Unit Price: \$18.73 Total: \$936.50**10.32 4" CLEAN OUT CAPS & COUPLING (SCREW TYPE)**Quantity: 25 UOM: EA Unit Price: \$11.01 Total: \$275.25**10.33 4" CLEAN OUT CAPS (SCREW)**Quantity: 20 UOM: EA Unit Price: \$3.02 Total: \$60.40**10.34 4" SCH40 COUPLING (GLUE)**Quantity: 50 UOM: EA Unit Price: \$5.18 Total: \$259.00**10.35 4" SCH40 X SDR35 COUPLING (GLUE)**Quantity: 50 UOM: EA Unit Price: \$7.98 Total: \$399.00**10.36 4" SCH40 X SDR35 COUPLING 45 DEGREE (GLUE)**Quantity: 50 UOM: EA**No Bid**

10.37 4"X6" RUBBER ADAPTERQuantity: 20 UOM: EAUnit Price: \$12.31Total: \$246.20**10.38 4" HYMAX 2 BOLT COUPLING**Quantity: 20 UOM: EAUnit Price: \$433.88Total: \$8,677.60**10.39 4" TOP BOLT SMITH BLAIR DRESSER**Quantity: 20 UOM: EAUnit Price: \$217.03Total: \$4,340.60**10.40 4" SCH40 PIPE**Quantity: 280 UOM: FTUnit Price: \$1.85Total: \$518.00**10.41 ROMAC FCA501-4.81 DRESSER**Quantity: 10 UOM: EAUnit Price: \$271.59Total: \$2,715.90**10.42 4 INCH WYE SDR35 GASKET**Quantity: 10 UOM: EAUnit Price: \$18.91Total: \$189.10**10.43 4 INCH STREET 22 GASKET SDR35**Quantity: 10 UOM: EAUnit Price: \$10.37Total: \$103.70**10.44 4 INCH STREET 45 GASKET SDR35**Quantity: 10 UOM: EAUnit Price: \$9.81Total: \$98.10**10.45 4 INCH GLUE REPAIR COUPLING**Quantity: 10 UOM: EAUnit Price: \$2.48Total: \$24.80**10.46 4 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FTUnit Price: \$2.79Total: \$111.60**1
1****Package Header**

6 inch Wastewater

Quantity: 1Total: \$14,526.65**Package Items****11.1 6" - 22° SDR 35**Quantity: 10 UOM: EAUnit Price: \$21.60Total: \$216.00**11.2 6" - 22° SCH 40**Quantity: 10 UOM: EAUnit Price: \$22.63Total: \$226.30**11.3 6" - 45° SDR 35**Quantity: 10 UOM: EAUnit Price: \$22.26Total: \$222.60**11.4 6" - 45° SCH 40**Quantity: 10 UOM: EAUnit Price: \$35.75Total: \$357.50**11.5 6" - 90° SDR 35**Quantity: 10 UOM: EAUnit Price: \$25.38Total: \$253.80**11.6 6" - 90° SCH 40**Quantity: 10 UOM: EAUnit Price: \$35.34Total: \$353.40**11.7 6" WYE SDR 35**Quantity: 10 UOM: EAUnit Price: \$43.41Total: \$434.10

11.8 6" WYE SCH 40

Quantity: 10 UOM: EA Unit Price: \$70.86 Total: \$708.60

11.9 6" TEE SDR 35

Quantity: 10 UOM: EA Unit Price: \$38.07 Total: \$380.70

11.10 6" TEE SCH 40

Quantity: 10 UOM: EA Unit Price: \$55.52 Total: \$555.20

11.11 6" CLEAN OUT ASSEMBLY WITH CAPS

Quantity: 10 UOM: EA Unit Price: \$23.40 Total: \$234.00

11.12 6" GLUE CAPS SDR 35

Quantity: 10 UOM: EA Unit Price: \$7.97 Total: \$79.70

11.13 6" GLUE CAPS SCH 40

Quantity: 10 UOM: EA Unit Price: \$16.64 Total: \$166.40

11.14 6" PIPE SDR 26

Quantity: 140 UOM: FT Unit Price: \$5.61 Total: \$785.40

11.15 6" CAST IRON TRAFFIC RATED CLEAN OUT ASSEMBLY AND CAPS

Quantity: 10 UOM: EA Unit Price: \$74.31 Total: \$743.10

11.16 6 INCH C/T ADPT CLAY X PVC

Quantity: 25 UOM: EA Unit Price: \$11.15 Total: \$278.75

Manufacturer: Fernco

11.17 6 INCH C/T ADPT PVC x PVC

Quantity: 25 UOM: EA Unit Price: \$11.15 Total: \$278.75

Manufacturer: Fernco

11.18 6 INCH RUBBER TEST CAP

Quantity: 20 UOM: EA Unit Price: \$7.54 Total: \$150.80

11.19 6" 45 DEGREE TAP SADDLE

Quantity: 10 UOM: EA Unit Price: \$64.70 Total: \$647.00

11.20 6" CLEAN OUT CAPS (SCREW)

Quantity: 10 Unit Price: \$15.14 Total: \$151.40

11.21 6" HYMAX 2 BOLT COUPLING

Quantity: 10 UOM: EA Unit Price: \$462.04 Total: \$4,620.40

Manufacturer #: Hymax

11.22 6 INCH X 4 INCH GASKET WYE SDR35

Quantity: 10 UOM: EA Unit Price: \$38.34 Total: \$383.40

11.23 6 INCH X 6INCH WYE SDR35 GASKET

Quantity: 5 UOM: EA Unit Price: \$43.41 Total: \$217.05

11.24 6 INCH PIPE SDR35

Quantity: 140 UOM: FT Unit Price: \$4.22 Total: \$590.80

11.25 6 INCH PVC X 6 INCH CONCRETE FERNCOQuantity: 5 UOM: EA Unit Price: Total: Manufacturer: **11.26 6 INCH GASKET 22 BEND SDR 35**Quantity: 5 UOM: EA Unit Price: Total: **11.27 6 INCH GASKET 45 BEND SDR 35**Quantity: 5 UOM: EA Unit Price: Total: **11.28 6 INCH GASKET SDR 35 COUPLING**Quantity: 10 UOM: EA Unit Price: Total: **11.29 6 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FT Unit Price: Total: **11.30 6 INCH FULL CIRCLE CLAMP FOR SDR35/26**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **1
2****Package Header**

8 ince Wastewater

Quantity: 1 Total: **Package Items****12.1 8" - 22° SDR 35**Quantity: 10 UOM: EA Unit Price: Total: **12.2 8" - 22° SCH 40**Quantity: 10 UOM: EA Unit Price: Total: **12.3 8" - 45° SDR 35**Quantity: 10 UOM: EA Unit Price: Total: **12.4 8" - 45° SCH 40**Quantity: 10 UOM: EA Unit Price: Total: **12.5 8" - 90° SDR 35**Quantity: 10 UOM: EA Unit Price: Total: **12.6 8" - 90° SCH 40**Quantity: 10 UOM: EA Unit Price: Total: **12.7 8" WYE SDR 35**Quantity: 10 UOM: EA Unit Price: Total: **12.8 8" WYE SCH 40**Quantity: 10 UOM: EA Unit Price: Total: **12.9 8" TEE SDR 35**Quantity: 10 UOM: EA Unit Price: Total: **12.10 8" TEE SCH 40**Quantity: 10 UOM: EA Unit Price: Total:

12.11 8" GLUE CAPS SDR 35Quantity: 10 UOM: EAUnit Price: Total: **12.12 8" GLUE CAPS SCH 40**Quantity: 10 UOM: EAUnit Price: Total: **12.13 8" PIPE SDR 26**Quantity: 70 UOM: FTUnit Price: Total: **12.14 8" PIPE SDR 35**Quantity: 70 UOM: FTUnit Price: Total: **12.15 8 INCH RUBBER TEST CAP**Quantity: 20 UOM: EAUnit Price: Total: **12.16 8" CLAY X PVC RUBBER ADAPTER**Quantity: 5 UOM: EAUnit Price: Total: Manufacturer: **12.17 8" PVC X PVC RUBBER ADAPTER**Quantity: 5 UOM: EAUnit Price: Total: Manufacturer: **12.18 8" X 4" GASKET WYE**Quantity: 5 UOM: EAUnit Price: Total: **12.19 8 INCH SWR GXG COUPLING**Quantity: 10 UOM: EAUnit Price: Total: **12.20 8 INCH FULL CIRCLE CLAMP FOR SDR35/26**Quantity: 5 UOM: EAUnit Price: Total: Manufacturer: **12.21 8INCH PVC X 6 INCH PVC FERNCO**Quantity: 5 UOM: EAUnit Price: Total: Manufacturer: **12.22 8 INCH GASKET SDR 35 COUPLING**Quantity: 10 UOM: EAUnit Price: Total: **12.23 8 INCH WYE GASKET SDR 35**Quantity: 5 UOM: EAUnit Price: Total: **12.24 8 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FTUnit Price: Total: **1
3****Package Header**

Wastewater Taps and Misc

Quantity: 1Total: **Package Items****13.1 -45° RUBBER TAPPING SADDLE**Quantity: 25 UOM: EAUnit Price: Total:

13.2 -90° RUBBER TAPPPING SADDLEQuantity: 25 UOM: EA Unit Price: \$41.70 Total: \$1,042.50**13.3 4 INCH x 8 INCH - INSERTATEE**Quantity: 25 UOM: EA Unit Price: \$85.76 Total: \$2,144.00**13.4 4 INCH x 10 INCH - INSERTATEE**Quantity: 25 UOM: EA Unit Price: \$115.73 Total: \$2,893.25**13.5 4 INCH x 12 INCH - INSERTATEE**Quantity: 25 UOM: EA Unit Price: \$175.88 Total: \$4,397.00**13.6 36 INCH BAND CLAMPS QUICK RELEASE**Quantity: 50 UOM: EA Unit Price: \$5.00 Total: \$250.00**13.7 4 INCH x 4 INCH - INSERTATEE**Quantity: 25 UOM: EA Unit Price: \$85.00 Total: \$2,125.00**13.8 4 INCH GRIPPER PLUG INSIDE**Quantity: 20 UOM: EA Unit Price: \$6.75 Total: \$135.00**13.9 6 INCH GRIPPER PLUG INSIDE**Quantity: 20 UOM: EA Unit Price: \$17.77 Total: \$355.40**13.10 8" GRIPPER PLUG INSIDE**Quantity: 5 UOM: EA Unit Price: \$33.80 Total: \$169.00**13.11 2" X 8" X 30 " MANHOLE Grade Rings**Quantity: 10 UOM: EA Unit Price: \$19.90 Total: \$199.00**13.12 2" X8"X24" Manhole Grade Rings**Quantity: 2 UOM: EA Unit Price: \$15.69 Total: \$31.38**13.13 2" Manhole Risers**Quantity: 10 UOM: EA Unit Price: \$602.34 Total: \$6,023.40**13.14 4" MANHOLE RISER**Quantity: 10 UOM: EA Unit Price: \$681.98 Total: \$6,819.80**13.15 6" MANHOLE RISER**Quantity: 10 UOM: EA Unit Price: \$793.58 Total: \$7,935.80**13.16 24 1/2 INCH INFLOW DEVICE (RAIN CAP) PLASTIC**Quantity: 200 UOM: EA Unit Price: \$50.40 Total: \$10,080.00**13.17 6"-24"x4"-90 RUBBER TAPPPING SADDLE**Quantity: 10 UOM: EA Unit Price: \$55.10 Total: \$551.00Manufacturer #: Fernco**13.18 30 INCH INFLOW DEVICE (RAIN CAP) PLASTIC**Quantity: 200 UOM: EA Unit Price: \$70.53 Total: \$14,106.00**13.19 2 INCH COMBINATION AIR VALVE WASTEWATER**Quantity: 1 UOM: EA Unit Price: \$2,025.26 Total: \$2,025.26Manufacturer: ARIManufacturer #: AD025LPT02

13.20 6 INCH X 30 INCH MANHOLE GRADE RINGSQuantity: 5 UOM: EA**No Bid****13.21 4 INCH X 30 INCH MANHOLE GRADE RINGS**Quantity: 5 UOM: EA Unit Price: \$28.37 Total: \$141.85**13.22 3 INCH X 30 INCH MANHOLE GRADE RINGS**Quantity: 5 UOM: EA Unit Price: \$23.87 Total: \$119.35**13.23 3 INCH X 24 INCH MANHOLE GRADE RINGS**Quantity: 10 UOM: EA Unit Price: \$19.68 Total: \$196.80**13.24 4 INCH X 24 INCH MANHOLE GRADE RINGS**Quantity: 10 UOM: EA Unit Price: \$30.53 Total: \$305.30**13.25 6 INCH X 24 INCH MANHOLE GRADE RINGS**Quantity: 10 UOM: EA**No Bid****13.26 30 INCH MANHOLE RING & LID BOLT DOWN SEALED**Quantity: 5 UOM: EA Unit Price: \$778.67 Total: \$3,893.35**13.27 30 INCH COMPOSITE MANHOLE RING AND LID BOLT DOWN**Quantity: 5 UOM: EA Unit Price: \$1,047.32 Total: \$5,236.60Manufacturer: Cap One R&CManufacturer #: SP-CAPONE30CELINA**13.28 24 INCH MANHOLE RING & LID**Quantity: 5 UOM: EA Unit Price: \$740.95 Total: \$3,704.75**13.29 24 INCH MANHOLE LID**Quantity: 5 UOM: EA Unit Price: \$371.61 Total: \$1,858.05**13.30 30 INCH HP STORM PIPE**Quantity: 5 UOM: EA Unit Price: \$38.14 Total: \$190.70**13.31 30 INCH MANHOLE RING & LID**Quantity: 5 UOM: EA Unit Price: \$648.15 Total: \$3,240.75**13.32 30 INCH MANHOLE LID**Quantity: 5 UOM: EA Unit Price: \$257.50 Total: \$1,287.50**13.33 24 INCH METAL RISER X 2 INCH**Quantity: 5 UOM: EA Unit Price: \$601.66 Total: \$3,008.30**13.34 24 INCH METAL RISER X 3 INCH**Quantity: 5 UOM: EA Unit Price: \$601.66 Total: \$3,008.30**13.35 24 INCH METAL RISER X 4 INCH**Quantity: 5 UOM: EA Unit Price: \$717.61 Total: \$3,588.05**13.36 24 INCH METAL RISER X 6 INCH**Quantity: 5 UOM: EA Unit Price: \$790.34 Total: \$3,951.70**13.37 30 INCH METAL RISER X 2 INCH**Quantity: 5 UOM: EA Unit Price: \$615.02 Total: \$3,075.10

13.38 30 INCH METAL RISER X 3 INCHQuantity: 5 UOM: EA Unit Price: Total: **13.39 30 INCH METAL RISER X 4 INCH**Quantity: 5 UOM: EA Unit Price: Total: **13.40 30 INCH METAL RISER X 6 INCH**Quantity: 5 UOM: EA Unit Price: Total: **13.41 RAMNEK COIL 1.25" X 14.5'**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: Manufacturer #: **13.42 RAMNEK STRIPS 2" X 3.5'**Quantity: 5 UOM: EA Unit Price: Total: Manufacturer: **13.43 18 INCH SDR 26 GRAVITY PIPE**Quantity: 28 UOM: FT Unit Price: Total: **13.44 4 INCH X 12 INCH - INSERTATEE**Quantity: 28 UOM: FT Unit Price: Total: **13.45 3 INCH SDR 26 FORCE MAIN PIPE**Quantity: 40 UOM: FT Unit Price: Total: **13.46 27 INCH SDR 26 GRAVITY PIPE**Quantity: 28 UOM: FT Unit Price: Total: **1
4****Package Header****Tools and Equipment**Quantity: 1 Total: **Package Items****14.1 2.5" SIDE NOZZLE DIFFUSERS**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **14.2 2.5" SIDE NOZZLE DECHLORINATION DIFFUSERS**Quantity: 10 UOM: EA Unit Price: Total: Manufacturer: **14.3 AQUAPRO TAPPING SET**Quantity: 1 UOM: EA Unit Price: Total: Manufacturer: **14.4 REED POWER VALVE TURNER MACHINES**Quantity: 2 UOM: EA **No Bid**Manufacturer:

14.5 Reed Power Stick Pump.Quantity: 10 UOM: EA**No Bid**Manufacturer: REED**14.6 RD 7200 LOCATOR EQUIPMENT**Quantity: 1 UOM: EA**No Bid**Manufacturer: RADIO DETECTION**14.7 2.5 INCH PSI GAUGE 0-160 1/4 INCH FIP CONNECTION**Quantity: 5 UOM: EA Unit Price: \$29.17 Total: \$145.85**14.8 4 INCH LIQUID FILLED PSI GAUGE 0-160 1/4 INCH FIP CONNECTION**Quantity: 5 UOM: EA Unit Price: \$145.89 Total: \$729.45**14.9 BIG BOY HOSE MONSTER FIRE HYDRANT FLUSHER**Quantity: 2 UOM: EA Unit Price: \$896.15 Total: \$1,792.30Manufacturer: BIG BOY HOSE MONSTER COMP**14.10 4 INCH X 10FEET BIG BOY RUBBER HOSE**Quantity: 2 UOM: EA Unit Price: \$354.33 Total: \$708.66Manufacturer: BIG BOY HOSE MONSTER COMP**14.11 HYDRANT FLOW TESTING BUNDLE, BIGBOY HOSE MONSTER**Quantity: 2 UOM: EA**No Bid**Manufacturer: BIG BOY HOSE MONSTER COMP**14.12 LOCATOR POWER STICK**Quantity: 1 UOM: EA Unit Price: \$716.54 Total: \$716.54Manufacturer: CTS/BERGER**14.13 DIE GRINDER**Quantity: 1 UOM: EA**No Bid**Manufacturer: Milwaukee**14.14 ROUND POINT SHOVEL FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$27.61 Total: \$276.10**14.15 SQUARE POINT SHOVEL FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$27.46 Total: \$274.60**14.16 D HANLDE DRAIN SPADE FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$45.99 Total: \$459.90**14.17 D HANDLE UTILITY SHOVEL FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$41.90 Total: \$419.00**14.18 M18 BATTERIES 6.0 AMP**Quantity: 20 UOM: EA Unit Price: \$179.99 Total: \$3,599.80Manufacturer: Milwaukee**14.19 LONG HANDLE SHARP SHOOTER FIBERGLASS HANDLE**Quantity: 10 UOM: EA Unit Price: \$35.31 Total: \$353.10

14.20 M12 BATTERIES 3.0 AMPQuantity: 10 UOM: EA Unit Price: \$114.07 Total: \$1,140.70Manufacturer: Milwaukee**14.21 M18 1/2" IMPACT**Quantity: 3 UOM: EA Unit Price: \$499.51 Total: \$1,498.53Manufacturer: Milwaukee**14.22 M18 SAWZALL**Quantity: 3 UOM: EA Unit Price: \$199.74 Total: \$599.22Manufacturer: Milwaukee**14.23 M18 3/8" DRILL**Quantity: 3 UOM: EA Unit Price: \$290.00 Total: \$870.00Manufacturer: Milwaukee**14.24 M18 GRINDER**Quantity: 3 UOM: EA Unit Price: \$499.00 Total: \$1,497.00Manufacturer: Milwaukee**14.25 WATER TRANSFER PUMP STICK**Quantity: 5 UOM: EA Unit Price: \$199.00 Total: \$995.00Manufacturer: Milwaukee**14.26 WORK LIGHT/SPOT LIGHT**Quantity: 1 UOM: EA Unit Price: \$249.00 Total: \$249.00Manufacturer: Milwaukee**1
5****Package Header**

Fire Hydrant Paint and Marking Flags

Quantity: 1 Total: \$68,283.80**Package Items****15.1 CHROME ALUMINUM HYDRANT PAINT (GALLON) TNEMEC**Quantity: 300 UOM: Gallon Unit Price: \$93.64 Total: \$28,092.00Manufacturer: TNEMEC OR APPROVED EQUAL**15.2 RED HYDRANT PAINT (GALLON) TNEMEC**Quantity: 5 UOM: Gallon Unit Price: \$118.86 Total: \$594.30Manufacturer: TNEMEC OR APPROVED EQUAL**15.3 ORANGE HYDRANT PAINT (GALLON) TNEMEC**Quantity: 25 UOM: Gallon Unit Price: \$118.86 Total: \$2,971.50Manufacturer: TNEMEC OR APPROVED EQUAL**15.4 GREEN HYDRANT PAINT (GALLON) TNEMEC**Quantity: 100 UOM: Gallon Unit Price: \$118.86 Total: \$11,886.00Manufacturer: TNEMEC OR APPROVED EQUAL

15.5 BLUE HYDRANT PAINT (GALLON) TNEMECQuantity: 200 UOM: Gallon Unit Price: \$118.86 Total: \$23,772.00Manufacturer: TNEMEC OR APPROVED EQUAL**15.6 4 INCH x 5 INCH x 24 INCH RED MARKER FLAGS**Quantity: 5 UOM: Bndl (100) Unit Price: \$15.04 Total: \$75.20**15.7 4 INCH x 5 INCH x 24 INCH BLUE MARKER FLAGS**Quantity: 20 UOM: Bndl (100) Unit Price: \$15.04 Total: \$300.80**15.8 4 INCH x 5 INCH x 24 INCH GREEN MARKER FLAGS**Quantity: 20 UOM: Bndl (100) Unit Price: \$15.04 Total: \$300.80**15.9 4 INCH x 5 INCH x 24 INCH WHITE MARKER FLAGS**Quantity: 5 UOM: Bndl (100) Unit Price: \$15.04 Total: \$75.20**15.10 RED MARKER PAINT**Quantity: 5 UOM: CS (12) Unit Price: \$4.32 Total: \$21.60**15.11 BLUE MARKER PAINT**Quantity: 20 UOM: CS (12) Unit Price: \$4.32 Total: \$86.40**15.12 GREEN MARKER PAINT**Quantity: 20 UOM: CS (12) Unit Price: \$4.32 Total: \$86.40**15.13 WHITE MARKER PAINT**Quantity: 5 UOM: CS (12) Unit Price: \$4.32 Total: \$21.60**1
6****Package Header**

Chemicals

Quantity: 1 Total: \$4,111.10**Package Items****16.1 Liquid Bleach**Quantity: 20 UOM: EA**No Bid****16.2 Flourescent Dye (Tracer)**Quantity: 10 UOM: EA Unit Price: \$19.01 Total: \$190.10**16.3 HYDRANT OIL (GALLON) Food Grade**Quantity: 50 UOM: gallons Unit Price: \$77.92 Total: \$3,896.00**16.4 HYDRANT ASSEMBLY GREASE Food Grade**Quantity: 20 UOM: gallons**No Bid****16.5 HYDRANT ANTI SIEZE SPRAY Food Grade**Quantity: 25 UOM: Cans**No Bid****16.6 PIPE JOINT LUBRICANT Food Grade**Quantity: 5 UOM: gallons Unit Price: \$5.00 Total: \$25.00**1
7****Package Header**

Wastewater Pipe Fittings and Couplings Larger Diameter

Quantity: 1Total: \$56,598.18**Package Items****17.1 12" SDR35 PIPE**Quantity: 28 UOM: FT Unit Price: \$17.14 Total: \$479.92**17.2 15" SDR35 PIPE**Quantity: 28 UOM: FT Unit Price: \$25.33 Total: \$709.24**17.3 16" SDR35 PIPE**Quantity: 28 UOM: FT **No Bid****17.4 21" SDR35 PIPE**Quantity: 28 UOM: FT Unit Price: \$38.79 Total: \$1,086.12**17.5 30" SDR35 PIPE**Quantity: 28 UOM: FT Unit Price: \$93.54 Total: \$2,619.12**17.6 12" SDR26 PIPE**Quantity: 28 UOM: FT Unit Price: \$22.71 Total: \$635.88**17.7 15" SDR26 PIPE**Quantity: 28 UOM: FT Unit Price: \$34.15 Total: \$956.20**17.8 16" SDR26 PIPE**Quantity: 28 UOM: FT **No Bid****17.9 21" SDR26 PIPE**Quantity: 28 UOM: FT Unit Price: \$55.92 Total: \$1,565.76**17.10 30" SDR26 PIPE**Quantity: 28 UOM: FT Unit Price: \$126.58 Total: \$3,544.24**17.11 12" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA Unit Price: \$234.19 Total: \$1,170.95**17.12 15" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA Unit Price: \$380.92 Total: \$1,904.60Manufacturer: Smith Blair**17.13 16" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA Unit Price: \$402.68 Total: \$2,013.40Manufacturer: Smith Blair**17.14 21" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA Unit Price: \$448.68 Total: \$2,243.40Manufacturer: Smith Blair**17.15 30" FULL CIRCLE REPAIR CLAMPS**Quantity: 5 UOM: EA Unit Price: \$1,658.36 Total: \$8,291.80Manufacturer: Smith Blair**17.16 15" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA Unit Price: \$406.83 Total: \$2,034.15

17.17 16" BOLTED PIPE COUPLING/DRESSERQuantity: 5 UOM: EA Unit Price: Total: **17.18 21" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA Unit Price: Total: **17.19 30" BOLTED PIPE COUPLING/DRESSER**Quantity: 5 UOM: EA Unit Price: Total: **17.20 12" X 8" SDR35 WYE**Quantity: 5 UOM: EA Unit Price: Total: **17.21 12" X 8" SDR35 TEE**Quantity: 5 UOM: EA Unit Price: Total: **17.22 12" X 6" SDR35 WYE**Quantity: 5 UOM: EA Unit Price: Total: **17.23 12" X 6" SDR35 TEE**Quantity: 5 UOM: EA Unit Price: Total: **17.24 12" X 8" SDR26 WYE**Quantity: 5 UOM: EA Unit Price: Total: **17.25 12" X 8" SDR26 TEE**Quantity: 5 UOM: EA Unit Price: Total: **17.26 12" X 6" SDR26 WYE**Quantity: 5 UOM: EA Unit Price: Total: **17.27 12" X 6" SDR26 TEE**Quantity: 5 UOM: EA Unit Price: Total: **17.28 10 INCH GASKET SDR35 COUPLING**Quantity: 5 UOM: EA Unit Price: Total: **17.29 12 INCH GASKET SDR35 COUPLING**Quantity: 5 UOM: EA Unit Price: Total: **1
8****Package Header**

Stormwater Lids and Misc

Quantity: 1 UOM: EA Total: **Package Items****18.1 18 INCH INLET LID**Quantity: 50 UOM: EA Unit Price: Total: **18.2 24 INCH INLET LID**Quantity: 50 UOM: EA Unit Price: Total: **18.3 INLET BRS MTR BX SPRG**Quantity: 100 UOM: EA Unit Price: Total: **18.4 INLET MTR BX LCK**Quantity: 100 UOM: EA Unit Price: Total:

18.5 30 M/HOLE STORM LID ONLY BASSQuantity: 50 UOM: EA Unit Price: \$348.12 Total: \$17,406.00**18.6 SOD STAPLES**Quantity: 1000 UOM: EA Unit Price: \$21.88 Total: \$21,880.00**1
9****Package Header**

Stormwater Erosion Control

Quantity: 1 UOM: EA Total: \$47,945.56**Package Items****19.1 Silt Fence**Quantity: 300 UOM: FT Unit Price: \$23.77 Total: \$7,131.00**19.2 ARMORMAX 75**Quantity: 10 UOM: Rolls Unit Price: \$1,826.13 Total: \$18,261.30**19.3 18 PIN WWASHER 6GA**Quantity: 8 UOM: EA Unit Price: \$24.47 Total: \$195.76**19.4 DRIVE ROD 4'**Quantity: 1 UOM: EA Unit Price: \$2.25 Total: \$2.25**19.5 CURLEX**Quantity: 25 UOM: EA Unit Price: \$34.21 Total: \$855.25**19.6 FLEXEMAT**Quantity: 10 UOM: Rolls Unit Price: \$2,150.00 Total: \$21,500.00**2
0****Package Header**

Stormwater Pipe & Safety End Treatments

Quantity: 1 UOM: EA Total: \$88,530.87**Package Items****20.1 36 INCH CMP STORM PIPE**Quantity: 5 UOM: EA Unit Price: \$54.57 Total: \$272.85**20.2 SET 18 INCH 3:1**Quantity: 10 UOM: EA Unit Price: \$345.26 Total: \$3,452.60**20.3 SET 18 INCH 4:1**Quantity: 10 UOM: EA Unit Price: \$345.26 Total: \$3,452.60**20.4 SET 18 INCH 6:1**Quantity: 10 UOM: EA Unit Price: \$517.90 Total: \$5,179.00**20.5 SET 24 INCH 3:1**Quantity: 4 UOM: EA Unit Price: \$496.84 Total: \$1,987.36**20.6 SET 24 INCH 4:1**Quantity: 4 UOM: EA Unit Price: \$745.26 Total: \$2,981.04

20.7 SET 24 INCH 6:1

Quantity: 4 UOM: EA Unit Price: Total:

20.8 SET 30 INCH 3:1

Quantity: 4 UOM: EA Unit Price: Total:

20.9 SET 30 INCH 4:1

Quantity: 4 UOM: EA Unit Price: Total:

20.10 SET 30 INCH 6:1

Quantity: 4 UOM: EA Unit Price: Total:

20.11 SET 36 INCH 3:1

Quantity: 4 UOM: EA Unit Price: Total:

20.12 12 INCH RCP STORM PIPE

Quantity: 5 UOM: EA Unit Price: Total:

20.13 SET 36 INCH 4:1

Quantity: 4 UOM: EA Unit Price: Total:

20.14 SET 36 INCH 6:1

Quantity: 4 UOM: EA Unit Price: Total:

20.15 18 INCH RCP STORM PIPE

Quantity: 5 UOM: EA Unit Price: Total:

20.16 30 INCH CMP STORM PIPE

Quantity: 5 UOM: EA Unit Price: Total:

20.17 36 INCH HP STORM PIPE

Quantity: 5 UOM: EA Unit Price: Total:

20.18 24 INCH RCP STORM PIPE

Quantity: 5 UOM: EA Unit Price: Total:

20.19 30 INCH RCP STORM PIPE

Quantity: 5 UOM: EA Unit Price: Total:

20.20 30 INCH SDR26 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

20.21 30 INCH SDR35 PIPE

Quantity: 28 UOM: FT Unit Price: Total:

20.22 36 INCH RCP STORM PIPE

Quantity: 15 UOM: EA Unit Price: Total:

20.23 SET 12 INCH 3:1

Quantity: 15 UOM: EA Unit Price: Total:

20.24 SET 12 INCH 4:1

Quantity: 15 UOM: EA Unit Price: Total:

20.25 SET 12 INCH 6:1

Quantity: 15 UOM: EA Unit Price: Total:

	20.26	12 INCH CMP STORM PIPE	Quantity: <u>15</u>	UOM: <u>EA</u>	Unit Price: \$13.68	Total: \$205.20
	20.27	24 INCH CMP STORM PIPE	Quantity: <u>15</u>	UOM: <u>EA</u>	Unit Price: \$17.32	Total: \$259.80
	20.28	18 INCH CMP STORM PIPE	Quantity: <u>15</u>	UOM: <u>EA</u>	Unit Price: \$15.10	Total: \$226.50
	20.29	12 INCH HP STORM PIPE	Quantity: <u>15</u>	UOM: <u>EA</u>	Unit Price: \$9.18	Total: \$137.70
	20.30	24 INCH HP STORM PIPE	Quantity: <u>15</u>	UOM: <u>EA</u>	Unit Price: \$28.08	Total: \$421.20

2 1	Package Header							
	Streets							
	Quantity: <u>1</u>		UOM: <u>EA</u>		Total:	\$3,248.40		
	Package Items							
	21.1 GEOGRID							
	Quantity: <u>10</u>		UOM: <u>Rolls</u>		Unit Price:	\$324.84	Total:	\$3,248.40

Response Total: \$3,136,837.34

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.

Signature:

Email: rquigley@celina-tx.gov



Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ashley Owens, City Secretary
CC: Robert Ranc, City Manager
Initiated by: Ashley Owens
Date: June 10, 2025
Re: Jack Hastings resignation from the Board of Adjustments.

Action Requested:

Consider and act to accept the resignation of Jack Hastings and declare a vacancy on the Board of Adjustment. (Owens)

Background Information:

In May 2025, Jack Hastings sent his resignation from the Board of Adjustment to the Mayor. This position will remain vacant until it is fulfilled through the normal selection process in September along with other vacant positions.

Legal Review:

Not applicable

Supporting Documents:

1. Staff Presentation

Financial Consideration:

Not applicable

Staff Recommendation:

Staff recommends accepting the resignation of Mr. Hastings.

BOARD AND COMMISSION APPOINTMENTS

Ashley Owens
June 10, 2025



RESIGNATION FOR BOARD OF ADJUSTMENT MEMBER

Staff received a resignation email from Jack Hastings on May 24, 2025.

QUESTIONS



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
Initiated by: Drew Jenks
Date: June 10, 2025
Re: Founders Station Park Lighting Upgrades

Action Requested:

Consider and act to authorize the purchase of LED lights and related control equipment for Founders Station Park from Musco Sports Lighting, LLC, through a cooperative contract with Buy Board (Contract #677-22) for an amount not to exceed \$161,688.00. (Walsh)

Background Information:

The current lighting at Founders Station Park needs replacement, as staff have received numerous calls from residents regarding the inconsistency of operation at the park in the evenings. The current lights are old, have become costly to maintain, and do not integrate with our current lighting control system. During the recent past, Pickle Ball lines have been installed on the tennis court to allow for use of this growing segment of our population. The current lighting does not adequately cover all aspects of the court thus leaving dark spots on portions of the play area. This new system will resolve this challenge.

The Musco Lighting package that is being proposed includes converting the existing lights to LED which are more cost effective and reduce the maintenance requirements. The package will also fully incorporate dual-sided lighting for the existing basketball court, and lighting for the playground area which is not currently available. Portions of the park are not currently illuminated at night, however, the park receives high traffic usage in the evenings especially when events and activities are occurring in the adjacent downtown area. The new lighting system will provide more lighting coverage for the entire park.

Additionally, the package includes remote access control features for staff which match the system installed at many of the newer fields at Old Celina Park. The control system will allow for remote operation and integration into our Recreation Management software, thus eliminating the need for

staff to be present at the park to turn on/off the new lights. As our park system continues to grow, the need for consistent remote access with the ability to integrate with our software will allow staff to be more efficient and provide our park users with more reliable amenities.

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:

Contract has been previously reviewed and approved.

Supporting Documents:

1. Staff Presentation
2. Exhibit A - Founders Station Light Upgrades-Musco Quote
3. Agreement -Founders Park Lighting

Financial Consideration:

Funding is available through park 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 purchase as presented.

REPLACEMENT LED LIGHTING FOUNDERS STATION PARK

June 10, 2025

Steve Walsh, Director of Parks & Recreation



AGENDA OVERVIEW

- Consider and act to authorize the purchase of LED lights and related control equipment for Founders Station Park.
- Lighting to enhance visibility on Pickle Ball / Tennis Court, Basketball Court, and adjacent playground.
- Musco Lighting System allows for remote access for staff and integration with Recreation Management Software. A single lighting control system is desirable and will match current field lighting capabilities on new fields at Old Celina Park.
- Purchase through cooperative purchasing program (Buy Board Contract # 677-22) not to exceed \$161,688.

QUESTIONS?



**Founders Station Park LED Lighting
Celina, TX
Buy Board Contract #677-22
Date: April 7, 2025**

Quotation Price

Musco's Light Structure TLC LED™ lighting system as described below.

- Option #1 – All new Musco poles and fixtures for the tennis, basketball and playground. Control Link included..... \$161,688
- Option #2 – Reuse Tennis pole with new LED fixtures, new Musco poles and fixtures for the basketball and playground. Control Link included..... \$141,253

Note: Price above includes demolition and turnkey installation.

Equipment Description

Light Structure TLC LED™ System delivered to your site in Five Easy Pieces™

- Pre-cast concrete bases
- Galvanized steel poles
- Electrical component enclosures
- Pole length wire harness
- Factory-aimed and assembled LED luminaires

Also Includes:

- Energy savings of more than 50% over a standard lighting system
- 50% less spill and glare light than Musco's prior industry leading technology
- 25 year part and labor warranty on Musco product ONLY.
- Guaranteed Constant light levels
- Lighting Contactors sized for on site Voltage and phase
- Control Link control and monitoring system
- Structural Engineering
- Electrical Engineering
- Bonding

Sales tax is not included as part of this quote.

Pricing furnished is effective for 60 days.

Payment Terms

Net 30.

Late payment will be subject to service charges of 1 ½% per month (18% APR).

Musco will make every effort to coordinate shipment so that delivery corresponds with the customer's payment schedule. It will be the responsibility of the wholesaler to ensure that Musco is aware of this delivery timeframe. We will expect payment within the terms described above unless there is a written statement from Musco's corporate headquarters stating the acceptance of different terms.

Delivery to the job site from the time of order, submittal approval, and confirmation of order details including voltage and phase, pole locations is approximately 30-45 days. Due to the built-in custom light control per luminaire, pole locations need to be confirmed prior to production. Changes to pole locations after the product is sent to production could result in additional charges.

Notes

Quote is based on:

- Shipment of entire project together to one location
- Confirmation of pole locations prior to production

Exclusions

- Excessive amount of rock incurred during installation

Thank you for considering Musco for your sports-lighting needs. Please contact me with any questions.

Chris Johnson
Sales Executive
Musco Sports Lighting, LLC
Phone: 214-733-2927
E-mail: Chris.Johnson@Musco.com

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 **Musco Sports Lighting, LLC** (Provider) for a **LED Light Upgrade at Founders Park** (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 **construction services**. The Provider agrees to provide these services relative to the following Project: **LED Light Upgrade at Founders Park (Option 1)** in accordance with the terms and conditions as set forth in this Agreement and Exhibit A: Quote attached hereto and incorporated herein by reference.
2. **SCOPE OF SERVICES.** The Services to be performed are specified below. Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.
 - A. Remove and install all new poles and fixtures for the tennis, basketball, and playground as detailed in the quote dated April 7, 2025.
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 four (4) weeks from the initial advertisement.
5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit A**, attached and incorporated herein by reference.
 - A. **The total amount is \$161,688.00.**
6. **PAYMENTS.** Payments will be processed on a monthly basis for work completed for the previous month, and payment will be available within thirty (30) days after the City's receipt of the invoice for the previous month's Services.
7. **INVOICING.** Invoices must be prepared and submitted to the City for payment as follows.
 - A. All Invoices must be numbered, dated, and include the project name, dates of service, services performed, and purchase order number.
 - B. Electronic Submission: AccountsPayable@celina-tx.gov (Preferred Method)
 - C. Mail Submission: Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068.
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 B**. 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 THE SAME MAY BE APPLICABLE TO THE 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 fairly and without regard to their age, race, color, religion, sex, national origin, disability, or any other protected characteristic during their employment. Such actions shall include, but not be limited to, the following: employment, promotions, demotions, 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 maintain records and submit reports regarding the racial and ethnic origin(s) of applicants and employees as required by law.

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 the Agreement. 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 City's satisfaction, 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 this regard, the Provider shall receive a portion of the fees and expenses permitted under this Agreement in direct proportion to the 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 this Agreement, 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 ensure 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 Exhibits attached hereto and any other exhibits 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 the Agreement itself, the Agreement shall prevail.

Exhibit A: Scope of Work
Exhibit B: Insurance Requirements

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

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. The 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

Robert Ranc, City Manager

Type/Print Name and Title

Date

Date



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
Initiated Daniel Galizia
by:
Date: June 10, 2025
Re: FY 2025 Budget Amendment

Action Requested:

Consider and act upon 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:

The City routinely amends its budget, which for Fiscal Year 2025 runs from October 1st to September 30th, 2025, to secure Council approval for updated appropriations in various funds. These amendments address a range of needs, including administrative adjustments to accurately reflect offsetting revenues and expenses, cover unanticipated expenditures, allocate new revenues, and facilitate the transfer of internal funds across the City's operational platform, with all changes ultimately approved by ordinance.

The following expenditures are requested for amendment to the original budget for the month of June, with a detailed description accompanying each section.

With the annual audit now complete, the City is allocating one-time funding. This is in preparation for the upcoming Fiscal Year 2025 budget process. The following list details the transfers of funds out of the City's internal accounts.

- \$1,000,000 in General Fund Transfers to Capital Acquisition Fund (Library Books).
- \$1,500,000 in General Fund Transfers to Capital Acquisition Fund (Downtown Center FF&E).

- \$500,000 in General Fund Transfers to Capital Acquisition Fund for (Library FF&E).
- \$1,000,000 in General Fund Transfers to Technology Fund for a (Downtown Center).
- \$4,689,334 in Debt Service Transfers to the Water Wastewater Fund debt.

To ensure the seamless continuation of previously approved initiatives, capital project budgets from Fiscal Year 2024 must be rolled forward. This action formally transfers their remaining appropriations to the existing fiscal year. It is important to note, that these adjustments are administrative and do not necessitate additional fund balance allocations.

- \$603,168 in Park Fund from FY 2024 Preston Road Plant Design to roll forward to FY 2025.
- \$1,551,914 in Park Fund from FY 2024 Old Celina Park Restroom Project to roll forward to FY 2025.

Revenue from insurance and grants is received and matched by corresponding expenditures within the current budget. These expenditures facilitate the necessary administrative updates. As a result, there is no net change to the fund balance.

- \$27,454 in General Fund expenses for vehicle repairs from insurance proceeds.
- \$371 in Water/Wastewater Fund expenses for vehicle repairs from insurance proceeds.
- \$150,000 in Grant Fund expenses for Old Celina Park Playground from grant revenue.

Throughout the fiscal year, the City incurs unanticipated expenses. These costs were not included in the original budget. Therefore, they will be funded using the existing Fund Balance.

- \$49,500 in General Fund expenses for benefit services Contract
- \$12,105 in General Fund Facility Maintenance contract costs

Project allocations for Fine Arts from Bond Funds:

- \$260,000 in 2022 Bond Fund
- \$147,785 in 2023 Bond Fund
- \$1,172,250 in 2024 Bond Fund
- \$180,000 in 2025 Bond Fund

The City recently completed its 2025 Certificates of Obligation issuance, providing new bond funding. This appropriation establishes the budget for Fund 625. The Council will continue to review any contracts exceeding the state's authorization requirements.

- \$21,000,000 in 2025 Bond Fund for building CIP
- \$2,000,000 in 2025 Bond Fund for IT CIP
- \$11,600,000 in 2025 Bond Fund expenses for fire CIP
- \$14,500,000 in 2025 Bond Fund expenses for streets CIP
- \$39,520,000 in 2025 Bond Fund expenses for parks CIP

- \$35,150,000 in 2025 Bond Fund expenses for water CIP
- \$22,000,000 in 2025 Bond Fund expenses for wastewater collection and treatment CIP

Legal Review:

N/A

Supporting Documents:

1. June FY 25 Budget Amendment Presentation
2. Ordinance Amending the Budget June 10, 2025

Financial Consideration:

The proposed amendment uses fund balance and revenue to authorize additional expenditures for a variety of City funds. Across all funds, there is adequate fund balance to fund the proposed amendment.

Staff Recommendation:

Staff recommends approval.

FY 2025 BUDGET AMENDMENT

City Council Meeting
June 10, 2025



DETAILS

- With the annual audit now complete, the City is allocating one-time funding. This is in preparation for the upcoming Fiscal Year 2025 budget process. The following list details the transfers of funds out of the City's internal accounts.

Fund	Type	Description	Adjustment
General Fund	Transfers Out	Library Books for Downtown Center	1,000,000
General Fund	Transfers Out	Downtown Center FF&E (Furniture, Fixtures, and Equipment)	1,500,000
General Fund	Transfers Out	Library (DC) FF&E (Furniture, Fixtures, and Equipment)	500,000
Capital Acquisition Fund	Transfers In	Transfers in from General Fund	(3,000,000)
Debt Service	Transfers Out	Debt Service Fund Transfer to Water Wastewater Fund	4,689,334
Water/Wastewater Fund	Transfers In	Debt Service Fund Transfer to Water Wastewater Fund	(4,689,334)
General Fund	Transfers Out	Technology Fund for Downtown Center (DC)	1,000,000
Technology Fund	Transfers In	Transfers in from General Fund	(1,000,000)

DETAILS

- Revenue from insurance and grants is received and matched by corresponding expenditures within the current budget. These expenditures facilitate the necessary administrative updates. As a result, there is no net change to the fund balance.

Fund	Type	Description	Adjustment
Grant Fund	Grant Revenue	TPWD Grant for Old Celina Park Playground	(150,000)
Grant Fund	Construction	TPWD Grant for Old Celina Park Playground	150,000
General Fund	Insurance Proceeds	Insurance Reimbursement for Vehicle Repairs	(27,454)
General Fund	Vehicle Repairs	Vehicle Repairs	15,748
General Fund	Vehicle Repairs	Vehicle Repairs	3,161
General Fund	Vehicle Repairs	Vehicle Repairs	8,545
Water/Wastewater Fund	Insurance Proceeds	Vehicle Repairs	(371)
Water/Wastewater Fund	Vehicle Repairs	Vehicle Repairs	371

DETAILS

- McGriff Services for health insurance administration.
- Facility maintenance costs for the Police Headquarters.
- Fine Arts CIP projects for 2022, 2023, 2024, and 2025 CO issuances.

Fund	Type	Description	Adjustment
General Fund	Fund Balance	Fund Balance Offset	(61,605)
General Fund	Contract Services	McGriff Services	49,500
General Fund	Facility Maintenance	Facility Maintenance Contracts	12,105
Bond Fund	Fund Balance	Fine Arts Funding CIP	(1,760,035)
Bond Fund	Fine Arts	2022 Public Safety Fine Art	260,000
Bond Fund	Fine Arts	2023 Building Fine Art	147,785
Bond Fund	Fine Arts	2024 Building Fine Art	1,172,250
Bond Fund	Fine Arts	2025 Fine Arts CIP	180,000

DETAILS

- 2025 Bond issuance by department CIP.

Fund	Type	DESCRIPTION	Adjustment
Bond Fund	2025 Bond Proceeds	Series 2025 Bond Proceeds for Government Projects	(88,620,000)
Bond Fund	Construction	Building CIP	21,000,000
Bond Fund	Construction	ITCIP	2,000,000
Bond Fund	Construction	Fire CIP	11,600,000
Bond Fund	Construction	Streets CIP	14,500,000
Bond Fund	Construction	Parks CIP	39,520,000
W/WWBond Fund	2025 Bond Proceeds	Series 2025 Bond Proceeds for Utility Projects	(57,150,000)
W/WWBond Fund	Construction	Water CIP	35,150,000
W/WWBond Fund	Construction	Wastewater Collection/Treatment CIP	22,000,000

DETAILS

- Roll forward FY 2024 projects for FY 2025
 - Preston Road Plant Design
 - Old Celina Park Restroom Project

Fund	Type	Description	Adjustment
Parks Fund	Fund Balance	Fund Balance Offset	(2,155,082)
Parks Fund	Construction	Preston Road Plant Design - Green Ribbon (Multi year project carry forward from FY2024)	603,168
Parks Fund	Construction	Old Celina Park Restroom Project (Multi year project carry forward from FY2024)	1,551,914



QUESTIONS?

ORDINANCE NO. 2025-____

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 10th day of June 2025.

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

EXHIBIT A
FY 2024-2025 Budget Amendment

Meeting Date: June 10, 2025

Account #	Account Name	Description	Adjustment
One-time Funding Transfers			
102-123-000-7500	General Fund Transfers Out	Library Books for Downtown Center	1,000,000
102-123-000-7500	General Fund Transfers Out	Downtown Center FF&E (Furniture, Fixtures, and Equipment)	1,500,000
102-123-000-7500	General Fund Transfers Out	Library (DC) FF&E (Furniture, Fixtures, and Equipment)	500,000
120-400-000-4900	Capital Acquisition Fund Transfer In	Transfers in from General Fund	(3,000,000)
103-123-000-7500	Debt Service Transfers Out	Debt Service Fund Transfer to Water Wastewater Fund	4,689,334
202-400-000-4900	W/WW Transfer In	Debt Service Fund Transfer to Water Wastewater Fund	(4,689,334)
102-123-000-7500	General Fund Transfers Out	Technology Fund for Downtown Center (DC)	1,000,000
122-400-000-4900	Technology Fund Transfers In	Transfers in from General Fund	(1,000,000)
Multi-year Capital Projects Budget Roll forward from FY 2024			
109-31-3050	Fund Balance	Fund Balance Offset	(2,155,082)
109-113-000-8502	Construction	Preston Road Plant Design - Green Ribbon (Multi year project carry forward from FY 2024)	603,168
109-113-000-8502	Construction	Old Celina Park Restroom Project (Multi year project carry forward from FY 2024)	1,551,914
Amended Expenses tied to Revenue Generated (Insurance and Grants)			
115-400-000-4501	Grant Revenue	TPWD Grant for Old Celina Park Playground	(150,000)
115-113-000-8502	Construction	TPWD Grant for Old Celina Park Playground	150,000
102-400-000-4707	Insurance Proceeds	Insurance Reimbursement for Vehicle Repairs	(27,454)
102-110-000-6432	Vehicle Repairs	Vehicle Repairs	15,748
102-111-000-6432	Vehicle Repairs	Vehicle Repairs	3,161
102-112-000-6432	Vehicle Repairs	Vehicle Repairs	8,545
202-400-000-4707	Insurance Proceeds	Insurance Reimbursement for Vehicle Repairs	(371)
202-118-000-6432	Vehicle Repairs	Vehicle Repairs	371
Amended Expenses from existing Fund Balance			
102-31-3050	Fund Balance	Fund Balance Offset	(61,605)
102-116-000-6200	Contract Services	McGriff Services	49,500
102-112-000-6405	Facility Maintenance	Facility Maintenance Contracts	12,105

EXHIBIT A **FY 2024-2025 Budget Amendment**

Meeting Date: June 10, 2025

Account #	Account Name	Description	Adjustment
Project allocations from Bond Funds (2022,2023, 2024, and 2025)			
XXX-31-3050	Fund Balance	Fine Arts Funding CIP	(1,760,035)
622-112-000-8510	Fine Arts	2022 Public Safety Fine Art	260,000
623-102-000-8510	Fine Arts	2023 Building Fine Art	147,785
624-102-000-8510	Fine Arts	2024 Building Fine Art	1,172,250
625-102-000-8510	Fine Arts	2025 Fine Arts CIP	180,000
625-400-000-4729	2025 Bond Proceeds	Series 2025 Bond Proceeds for Government Projects	(88,620,000)
625-102-000-8502	Construction	Building CIP	21,000,000
625-103-000-8502	Construction	IT CIP	2,000,000
625-110-000-8502	Construction	Fire CIP	11,600,000
625-111-000-8502	Construction	Streets CIP	14,500,000
625-113-000-8502	Construction	Parks CIP	39,520,000
725-400-000-4729	2025 Bond Proceeds	Series 2025 Bond Proceeds for Utility Projects	(57,150,000)
725-117-000-8502	Construction	Water CIP	35,150,000
725-118-000-8502	Construction	Wastewater Collection/Treatment CIP	22,000,000



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Administration
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
Initiated Karla Stovall
by:
Date: June 10, 2025
Re: Ch. 380 Agreement with First Texas Homes

Action Requested:

Consider and act upon a Chapter 380 Grant Agreement with First Texas Homes. (Ranc)

Background Information:

The City of Celina, Texas, and First Texas Homes, Inc. are interested in entering into a Chapter 380 Grant Agreement. This agreement, established under Chapter 380 of the Texas Local Government Code, aims to foster local economic development and stimulate business activity within the City.

First Texas Homes, engaged in purchasing building materials for its construction projects in Celina, sought to partner with the City. A key factor in this partnership is an economic development grant from the City, which incentivizes First Texas Homes to use a Texas Direct Payment Permit for its purchases. This arrangement is expected to generate significant economic development and local use tax revenue that would otherwise not be available to Celina. The current agreement is a 10-year term set to expire in July.

First Texas Homes is seeking to renew this Chapter 380 agreement for an additional 10 years under the existing terms. Under these terms, First Texas Homes will provide the City with documentation of its purchases of materials used in Celina that are subject to sales tax. In return, the City will rebate 80% of the associated sales tax revenue to First Texas Homes, while retaining the remaining 20%. This rebate applies specifically to the City's 1% General Fund sales tax allocation, excluding Type A or B sales tax.

Legal Review:

Legal has completed thier review

Supporting Documents:

1. Staff Presentation
2. Ch 380 Agreement First Texas Homes Inc.

Financial Consideration:

380 agreemeent provides financial benefit to the City

Staff Recommendation:

Approval

TEXAS FIRST HOMES SALES TAX REBATE AGREEMENT

City Council Meeting
June 10, 2025



TERMS

- City has a 380 agreement with First Texas Homes, expiring in July (10-year agreement)
- First Texas Homes wants to renew for an additional 10 years with the same terms
- Terms:
 - First Texas Homes sources purchases for materials used in Celina to the City for sales tax
 - The City rebates 80% of associated sales tax revenue to First Texas Homes
 - The City retains 20% of associated sales tax revenue
 - Applies to City's 1 percent General Fund sales tax allocation (not to Type A or B sales tax)
 - The City will pay 2 percent of retained sales tax revenue to the State Comptroller for administrative fees and auditing requirements

IMPACT

- Of the City's total 2 percent combined sales tax rate, the City will receive 1.2 percent (60/40 split), distributed as follows:
 - 0.2 percent to the General Fund
 - 0.5 percent to Type A (Economic Development Corporation)
 - 0.5 Percent to Type B (Community Development Corporation)
- In fiscal year 2023-2024, the City of Celina received a net total of \$176,777 in sales tax revenue, after applying the 2 percent administrative fee



QUESTIONS?

**CHAPTER 380 GRANT AGREEMENT BY
AND BETWEEN THE CITY OF CELINA, TEXAS
AND FIRST TEXAS HOMES, INC.**

This **CHAPTER 380 GRANT AGREEMENT** ("Agreement") is made by and between The City of Celina, Texas ("City", also referred to as "Grantor") and First Texas Homes, Inc. (the "Company"), acting by and through their respective authorized officers and representatives.

WHEREAS, the City Council of the City of Celina, Texas ("City Council") has investigated and determined that it is in the best interest of the City and its citizens to encourage programs, including programs for making loans and grants of public money to promote local economic development and stimulate business and commercial activity in the City pursuant to Chapter 380, Texas Local Government Code, as amended ("Chapter 380"); and

WHEREAS, the Company will be engaged in the business of purchasing building materials for its use on construction projects within the City; and

WHEREAS, the Company has advised that it would like to partner with the City, and that a contributing factor that would induce the Company to purchase items using a Texas Direct Payment Permit and generate economic development and local use tax revenue for the City, that would otherwise not be available to the City, would be an agreement by the Grantor to provide an economic development grant to the Company; and

WHEREAS, the Company desires to purchase and use new building materials within the City that will generate additional economic development and use tax revenue for the City; and

WHEREAS, the City Council has investigated and determined that the Company meets the criteria for providing the grants (hereinafter defined), pursuant to Chapter 380, based on, among other things, the Company: (i) acquiring properties for development, and constructing improvements; (ii) adding taxable improvements to real property in the City; and (iii) creating employment opportunities for the citizens of Celina ("Approved Project"); and

WHEREAS, the City has concluded that the Approved Project qualifies for a Grant under Chapter 380; and

WHEREAS, with the approval of this Agreement, the City hereby establishes a program authorized by Chapter 380 of the Texas Local Government Code to encourage and induce the generation of local use tax; and

WHEREAS, the Grantor has determined that making an economic development grant to the Company in accordance with this Agreement will further the objectives of the Grantor, will benefit the City and the City's inhabitants and will promote local economic development and stimulate business and commercial activity in the City;

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 DEFINITIONS

1.01 For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

"City" and "Grantor" shall mean The City of Celina, Texas.

"Company" shall mean First Texas Homes, Inc.

"Commencement Date" shall mean August 1, 2025.

"Effective Date" shall mean August 1, 2025.

"Direct Payment Permit" also referred to herein as a "Texas Direct Payment Permit" shall mean that permit issued by the State of Texas authorizing Company to self-assess and pay applicable state and local use taxes directly to the State of Texas related to selected portions of Company's taxable purchases. Texas Rule 3.288 of the Texas Administrative Code defines the requirements and responsibilities of Texas Direct Payment Permit holders along with any amendments, permutations, or recodifications of such Code or Rules whether renaming such permits or otherwise modifying such provisions.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination (other than a dissolution or termination by reason of a party merging with an affiliate) of a party's existence as a going business, insolvency, appointment of receiver for any part of a party's property and such appointment is not terminated within ninety (90) business days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against a party and in the event such proceeding is not voluntarily commenced by the party, such proceeding is not dismissed within ninety (90) business days after the filing thereof.

"Force Majeure" shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, terrorism, governmental approvals, laws, regulations, or restrictions, or any other cause of any kind whatsoever which is beyond the reasonable control of the party.

"Program" shall mean the economic incentive program established by the City pursuant to Chapter 380 of the Texas Local Government Code together with any amendments, permutations, or recodifications of such Code provisions whether renaming such economic incentive or other modifications thereof.

"Program Grant" shall mean the periodic payments paid by the City to the Company in accordance with Section 3 of this Agreement.

"Grant Period" shall mean consecutive six (6) month periods during the term of this Agreement, except that the first Grant Period shall begin on the Effective Date and continue

through and include the last day of December 2025 following the Effective Date. For illustration purposes, assume the Effective Date is August 1, 2025 then the first Grant Period would begin on August 1, 2025 and continue through and include December 31, 2025. The next Grant Period would begin on January 1, 2026 and continue through and include June 30, 2026. The final Grant Period for the initial 10-year term of the Agreement would be from July 1, 2035 and end on July 31, 2035.

"Taxable Items" shall have the same meaning assigned by Sections 151.010 and 151.0101, TEX. TAX CODE, as amended.

"Impositions" shall mean all use taxes that may be imposed by public or governmental authority on the Company or any taxable items purchased and used by Company within the City.

"Use Tax Receipts" shall mean the Grantor's NET receipts from the State of Texas from the collection of one percent (1%) general City use tax imposed by the City pursuant to Chapter 321 of the Texas Tax Code, attributed to the collection of use tax by Company associated with the issuance of Company's Texas Direct Payment for Taxable Items used or consumed in the City.

"Use Tax Certificate" shall mean a certificate or other statement in a form reasonably acceptable to the Grantor setting forth the Company's collection of use tax imposed by and received by the Grantor from the State of Texas, for the use of Taxable Items by Company in the City for the applicable calendar month during a Grant Period which are to be used to determine Company's eligibility for a Grant, together with such supporting documentation required herein, and as Grantor may reasonably request.

ARTICLE II TERM

2.01 Term. The term of this Agreement shall begin on the Effective Date and continue for a ten (10) year period.

2.02 This Agreement shall remain in effect until Grantor has made the Program Grants set forth in Section 3 of the Agreement, or until otherwise terminated under the provisions of this Agreement.

2.03 This Agreement may be extended for an additional period of time on terms mutually acceptable to both parties by a written agreement executed by both parties.

ARTICLE III ECONOMIC DEVELOPMENT GRANT

3.01 Grant. Subject to the Company's continued compliance of all the terms and conditions of this Agreement, the Grantor agrees to provide Company with an economic development grant from lawful available funds payable as provided herein in an amount equal to

80% of the Use Tax Receipts, as previously defined herein (the "Grant"). The Grant will be paid semi-annually at the end of June and the end of December with the potential exception of the final Grant Period during the ten (10) year period following the execution of the Agreement, commencing August 1, 2025. The Grant will never include any monies the Company pays or owes to the State of Texas for any penalties for late payments, failures to report in a timely manner, and the like, related to the Use Tax Receipts.

3.02 Grant Payment. Grantor shall pay the Grant for the applicable Grant Period within forty-five (45) days after receipt of a Use Tax Certificate from Company following the end of each Grant Period, pursuant to Section 4.01. Company shall submit Use Tax Certificates to Grantor within thirty (30) days following the end of the applicable Grant Period, beginning with the first Grant Period. For illustration purposes, assume the first Grant Period begins on August 1, 2025 and continues through and includes December 31, 2025. Company would submit a Use Tax Certificate to Grantor for the first Grant Period by January 30, 2026 and Grantor would pay the first Grant within forty-five (45) days after receipt of the Use Tax Certificate. Further assume that the Use Tax Receipts for the first Grant Period equal Five Thousand Dollars (\$5,000.00), then the amount of the first Grant would be Four Thousand Dollars (\$4,000.00).

3.03 Amended Returns and Audits. In the event the Company files an amended use tax return, or report, or if additional use tax is due and owing, as a result of an audit conducted by the State of Texas that increases the Use Tax Receipts for a previous period covered within the term of this agreement, the Grant payment for the Grant Period immediately following such State approved amendment shall be adjusted accordingly, provided the Grantor must have received the Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, Company shall provide Grantor with a copy of such amended use tax report, tax return or audit adjustment, and the approval thereof by the State of Texas.

3.04 Refunds. In the event the State of Texas determines that the City erroneously received Use Tax Receipts, or that the amount of use tax paid to the City exceeds the correct amount of use tax for a previous Grant paid to the Company, the Company shall, within thirty (30) days after receipt of notification thereof from the City specifying the amount by which such Grant exceeded the amount to which the Company was entitled pursuant to such State of Texas determination, pay such amount to the Grantor. The Grantor may at its option adjust the Grant payment for the Grant Period immediately following such State of Texas determination to deduct there from the amount of the overpayment. As a condition precedent to payment of such refund, the City shall provide Company with a copy of such determination by the State of Texas.

ARTICLE IV DOCUMENTATION SUPPORTING THE ECONOMIC DEVELOPMENT GRANT

The conditions contained in this Article IV are conditions precedent to the Grantor's obligation to make any Grant payment.

4.01 Use Tax Certificate. During the term of this Agreement, the Company shall within thirty (30) days after the end of each Grant Period, provide the Grantor with a Use Tax Certificate relating to Use Tax Receipts paid during the Grant Period. The Grantor shall have no duty to

calculate the Use Tax Receipts or determine Company's entitlement to any Grant for a Grant Period, or pay any Grant during the term of this Agreement until such time as Company has provided the Grantor a Use Tax Certificate for such Grant Period and the Grantor has received the actual Use Tax Receipts from the State of Texas attributable to such calendar months within the Grant Period. Company shall provide such additional documentation as may be reasonably requested by Grantor to evidence, support and establish the use tax paid directly to the State of Texas pursuant to Company's Direct Payment Permit. The Use Tax Certificate for each Grant Period shall at a minimum contain, include or be accompanied by the following:

- a. A copy of all Texas Direct Payment Permit and self-assessment use tax returns and reports during the applicable Grant Period, use tax audit assessments or credits, including amended use tax returns or reports, filed by the Company during the Grant Period showing use tax paid directly to the State of Texas related to Company's operations for the Grant Period; and
- b. Information concerning any refund or credit received by the Company of use tax paid by the Company which has previously been reported by the Company as use tax paid for a previous Grant Period within the term of this agreement.

Company will provide to Grantor the Use Tax Certificates from time to time pursuant to the terms of the Agreement, which are confidential ("Confidential Information") and, except as otherwise provided herein, may not be disclosed to a third party without the Company's consent. To the extent that any disclosure of the Confidential Information may be required by law, Grantor will use reasonable efforts to inform Company of the request in sufficient time for Company to assert any objection it may have to such disclosure to an appropriate judicial or administrative body.

4.02 Grantor must have received a Use Tax Certificate for the months within the Grant Period for which payment of a Grant is requested, and Grantor must have received the actual Use Tax Receipts for all calendar months within the Grant Period.

4.03 The Company intends to issue its Texas Direct Payment Permit to specific suppliers or vendors that provide large quantities of building materials or other tangible personal property.

4.04 The Company shall provide the Grantor with a true and correct copy of its Texas Direct Payment Permit, which permit shall be kept in full force and effect throughout the term of the Agreement.

4.05 Company or the City shall not have an uncured material breach or default of this Agreement.

ARTICLE V TERMINATION

5.01 This Agreement may be terminated upon any one of the following:

- (a) by mutual written agreement of the parties;
- (b) by Grantor 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 Grantor or Company, as the case may be;
- (c) by Grantor, if any Impositions owed to the Grantor or the State of Texas by Company shall have become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);
- (d) by Grantor, if Company suffers an Event of Bankruptcy or Insolvency;
- (e) by Grantor or Company, respectively, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or
- (f) by Company, if the City does not pay the applicable Grant amount within 45 days of receipt of the Use Tax Receipts as required herein covered by a valid Use Tax Certificate issued by Company or fails to cure this breach within an additional 30 days and so long as the Company is not in default, or;
- (g) expiration of the term, or any subsequent renewal of the term.

The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the termination of this Agreement except for any rights, responsibilities and/or liabilities that accrued prior to such termination.

ARTICLE VI MISCELLANEOUS

6.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the parties to this agreement and their respective successors and permitted assigns. This Agreement may not be assigned without the express written consent of Grantor, which consent shall not be unreasonably withheld or delayed.

6.02 Limitation on Liability. It is understood and agreed between the parties that the Company and Grantor, in satisfying the conditions of this Agreement, have acted independently, and Grantor assumes no responsibilities or liabilities to third parties in connection with these actions. The Company agrees to indemnify and hold harmless the Grantor from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Company's performance of the conditions under this Agreement.

6.03 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.

6.04 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.

6.05 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
Celina City Manager
142 N. Ohio St.
Celina, TX 75009

With a copy to:

Attn:

If intended for the Company:

Attn: Kristy Murday
Controller
First Texas Homes, Inc.
500 Crescent Court, Suite 350
Dallas, TX 75201

With a copy to:

Attn: John D. Sloan, Jr.
Sloan Matney, LLP
Two Turtle Creek
3838 Oak Lawn, Suite 1200
Dallas, TX 75219

6.06 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 matter of this Agreement.

6.07 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.

6.08 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.09 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.

6.10 Recitals. The recitals to this Agreement are incorporated herein.

6.11 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.

6.12 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.

6.13 Sovereign Immunity. The parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

6.14 Dispute Resolution. Any controversy or claim arising from or relating to this Agreement, or a breach thereof shall be subject to non-binding mediation, as a condition precedent to the institution of legal or equitable proceedings by any party unless the institution of such legal or equitable proceeding is necessary to avoid the running of an applicable statute of limitation. The parties shall endeavor to resolve their claims by mediation. Grantor and Company shall share the costs of mediation equally. The mediation shall be held in Celina, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

/SIGNATURE PAGES FOLLOW/

EXECUTED as of the ____ day of _____, 2025.

THE CITY OF CELINA, TEXAS

By: _____
Robert Ranc, City Manager

ATTEST:

Ashley Owens, City Secretary

By: _____

EXECUTED as of the ____ day of _____, 2025.

By: First Texas Homes, Inc.
a Texas corporation

By: _____
Name: Kristy Murday
Title: Controller

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
CITY OF CELINA §

This instrument was acknowledged before me on the _____ day of _____, 2025
by Robert Ranc, City Manager of The City of Celina, Texas, on behalf of said city.

Name: _____

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS §
 §
CITY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____,
2025 by Kristy Murday, Controller of First Texas Homes, Inc., a Texas corporation, on behalf of
said company.

Name: _____

Notary Public - State of Texas

My commission expires: _____



Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Kimberly Brawner, Assistant City Manager
CC: Robert Ranc, City Manager
Initiated by: Kimberly Brawner
Date: June 10, 2025
Re: Amendment 3 to Downtown Center Design Contract

Action Requested:

Consider and act to authorize Amendment 3 for design services from Harley Ellis Devereaux (HED) for the design of Downtown Center in an amount not to exceed \$171,660.00. (Brawner)

Background Information:

On April 11, 2023, the City Council authorized the selection of Harley Ellis Devereaux (HED) for the Government Center Master Plan. The master plan was completed and presented to the City Council on November 14, 2023. At the same meeting, the City Council approved a design contract with HED for the total contract amount of \$7,631,901.10. Amendment 1 provided for schematic design, and Amendment 2 provided for a fully developed set of construction documents. On April 9, 2024, the City selected Swinerton Builders to provide construction manager at risk (CMAR) services for the construction of the Downtown Center complex. The Celina City Council approved GMP #1 for the parking garage construction for \$19,303,385.00 in September 2024. On January 9, 2025, the City Council authorized GMP #2 to construct the building for an amount not to exceed \$59,050,752.00. In April 2025, the City Council approved GMP #3 for \$947,783.00 to construct Arizona Drive from Walnut Street to Pecan Street.

The project was bid at a 50% Construction Document plan set. As the project's construction documents were finalized, staff determined that a fourth staircase would enhance the safety of building occupants. In addition, staff presented an option to the City Council in a workshop to remove the incubator space along Walnut and increase the overall library size, due to the expected growth of the Celina population and the population's impact on library options in May 2025. The city council approved the removal of the incubator space. Amendment 3 provides for the redesign of the fourth staircase, designated incubator spaces, and the EDC Merchandise Shop.

Legal Review:

Contract has been previously reviewed and approved.

Supporting Documents:

1. Staff Presentation
2. Location Map
3. Amendment 3

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 awarding the contract as presented.

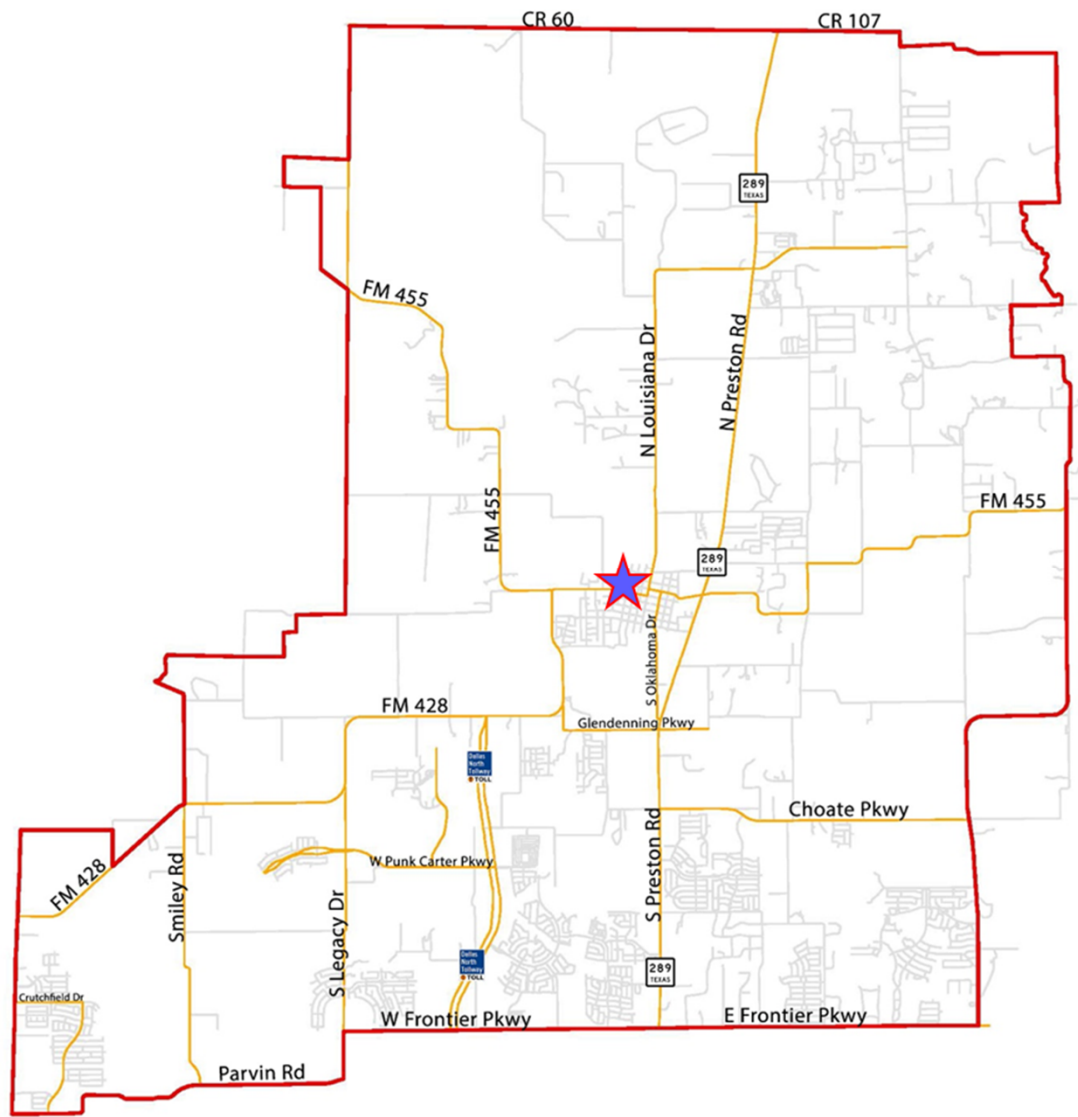
DOWNTOWN CENTER DESIGN AMENDMENT 3

June 10, 2025

Kimberly Brawner, P.E.,
Assistant City Manager



LOCATION



BACKGROUND

- Council approved HED design development services for the Downtown Center Garage and Building on April 11, 2023.
- Council approved the Design Amendment 1 on Nov. 14, 2023 for the building and civil drawings for the Garage construction.
- Council approved the Design Amendment 2 for the remaining design phases for the Building design on April 9, 2024.
- Amendment 3 for \$171,660.00 will modify Incubator space and Merch shop for EDC

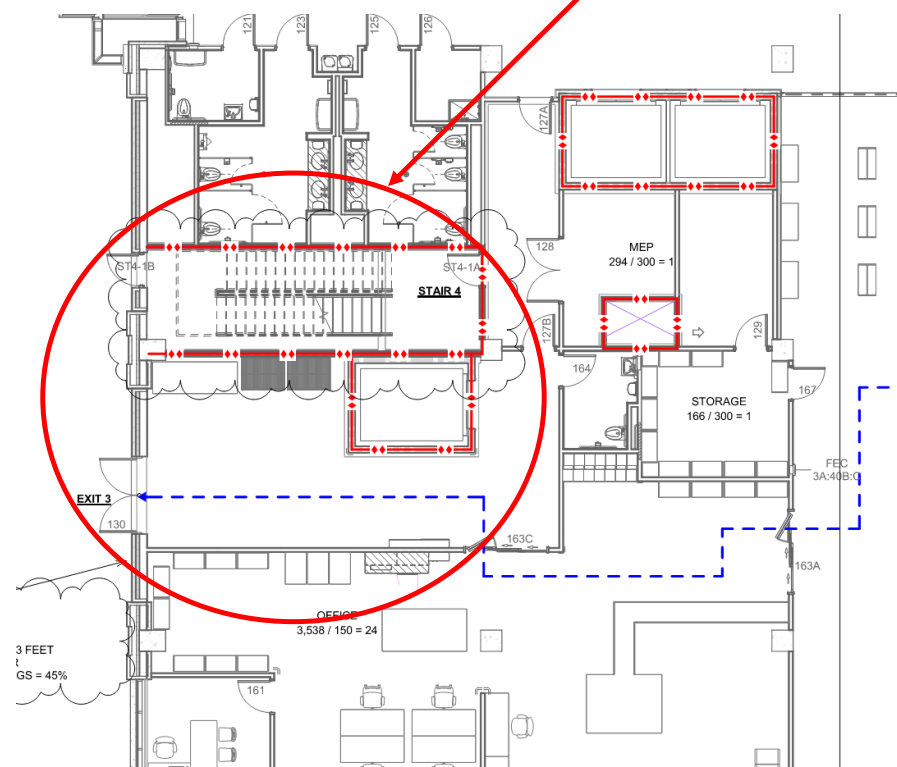
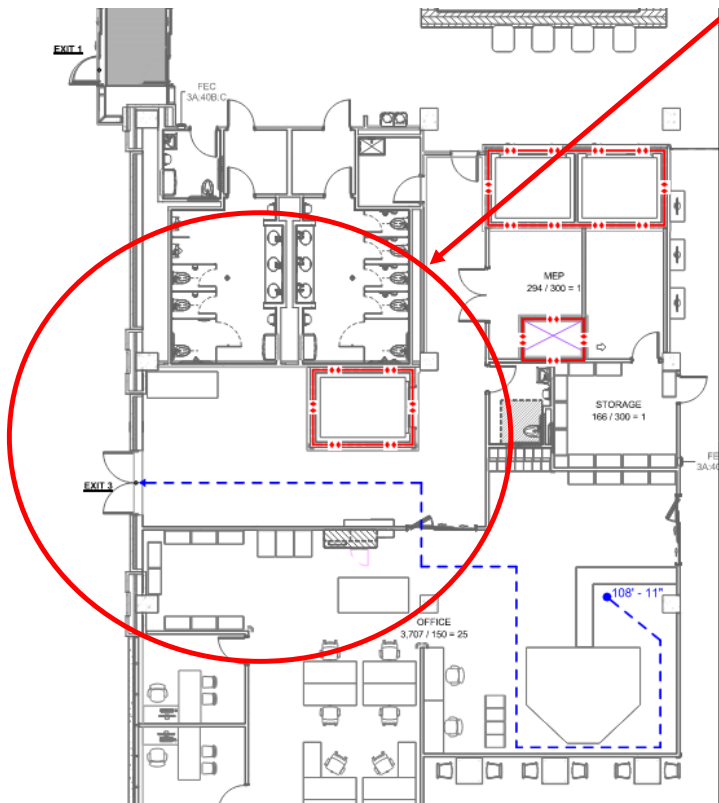
HED DESIGN AMENDMENT 3 INCLUDES:

- **Architectural / Permit plan updates**
 - Addition of 4th staircase
 - Removing incubator spaces to enlarge library
 - Designing EDC Merchant Shop
- **Plumbing / Mechanical / Electrical plan updates**
 - Removal/modification of restrooms
 - Revise ceilings & HVAC
 - Update lighting for both library & EDC
- **IT / Audio Visual plans**
 - Reduction of video walls / wall monitors,
 - changes in data locations in both spaces
- **Changes in library furniture / fixture plans**
 - Enlarging Children's area
 - Modification of Teen and Adult quiet reading spaces

Stair Plan Changes

50% CD

Permit set CD

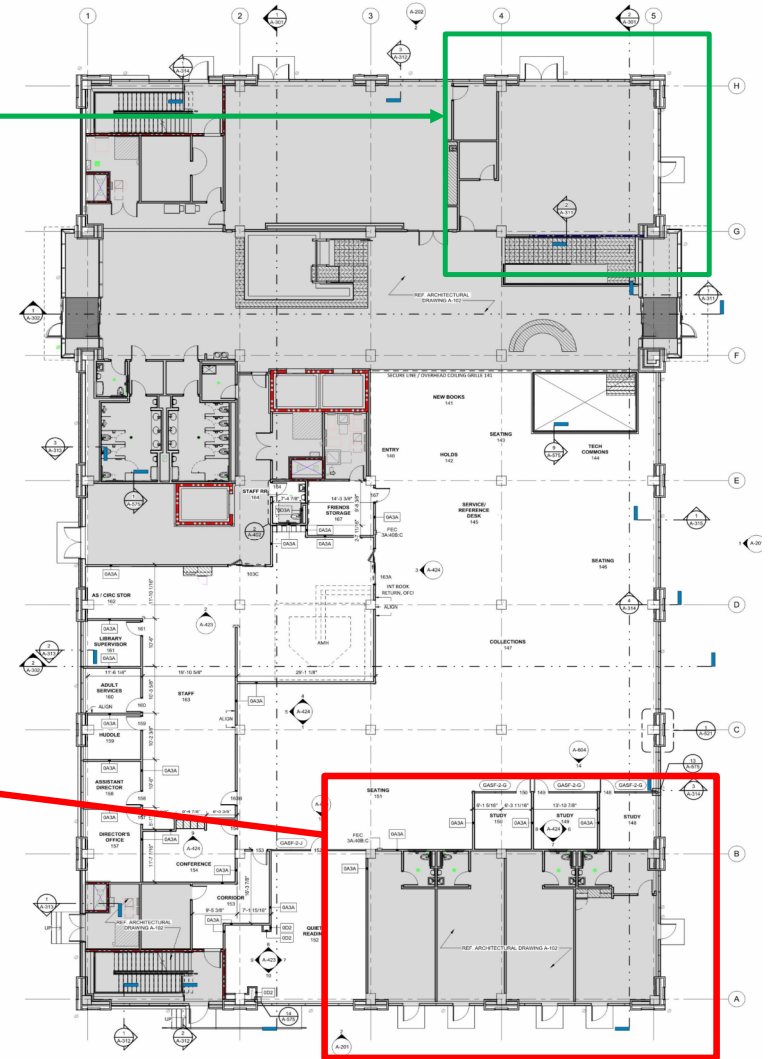
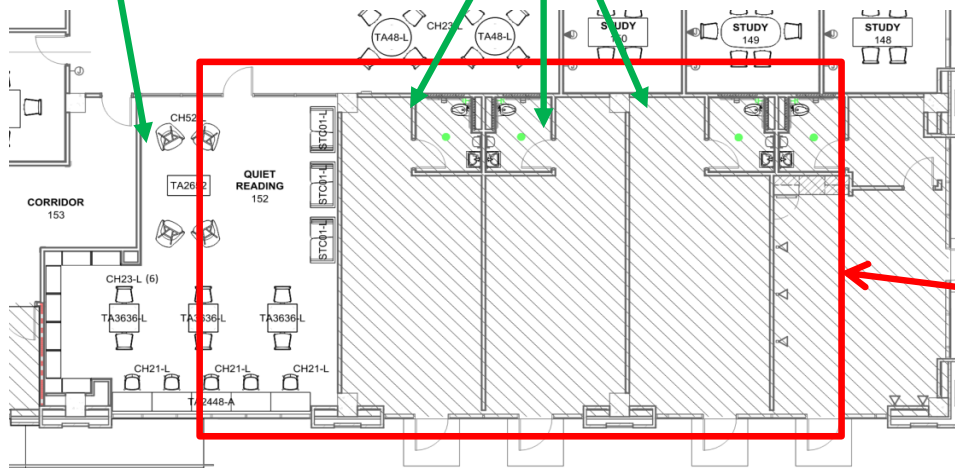


1st Floor Plan Changes

Merch Shop

Reading Room

Incubator



7



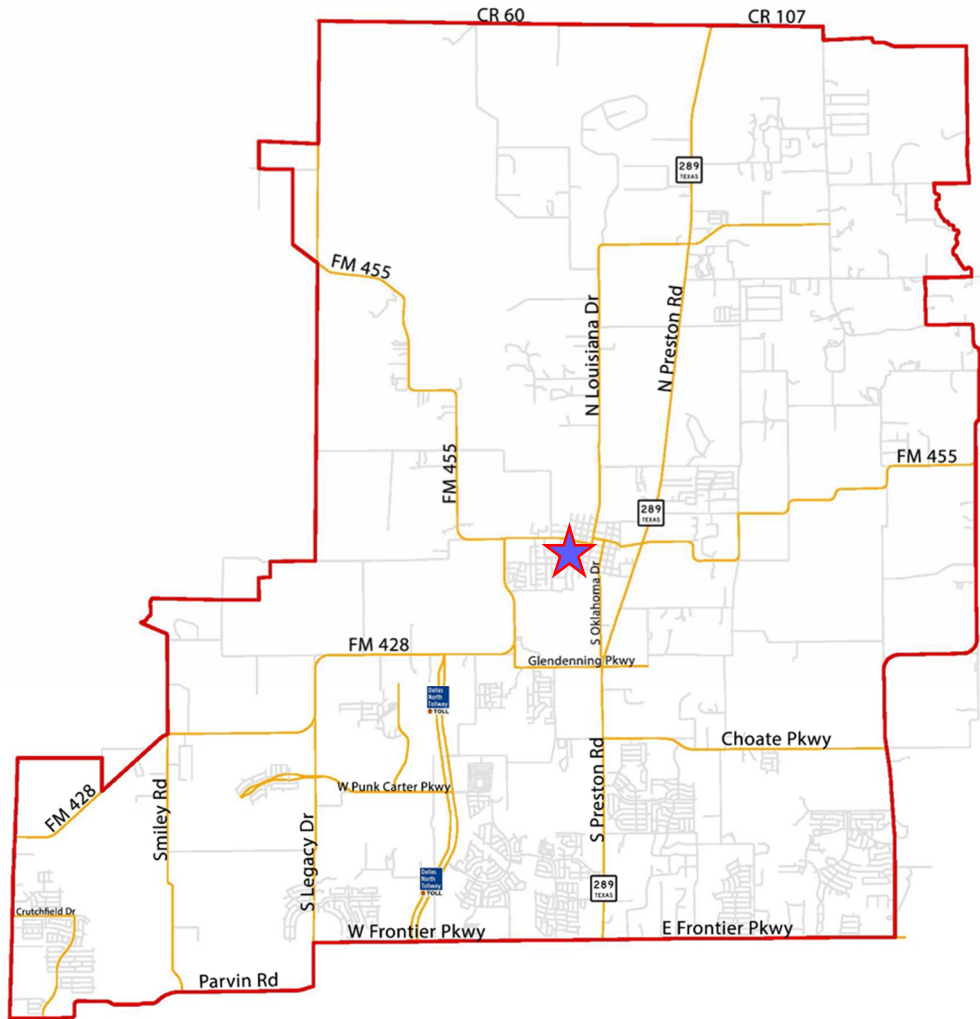
Revised Total Project Cost

Purpose	Cost
Design	\$7,803,561
GMP - Precon fee	\$75,000
GMP 1 - Parking Garage	\$19.3 M
GMP 2 – Building	\$59.1 M
GMP 3 – Arizona	\$948k
Misc	\$9.7 M
TOTAL	\$96.0 M

QUESTIONS?



LOCATION MAP



AMENDMENT TO CONTRACT
DOWNTOWN CENTER BUILDING
PROJECT #B33

Amendment 3

This Agreement is made by and between the City of Celina, Texas, a home-rule municipality (Owner) and **Harley Ellis Devereaux (HED)**, (Provider) for **Downtown Center (Government Center)** (Services), The Owner and the Provider hereby agree as follows:

AGREEMENT

Amendment 3 modifies the following conditions of the original contract.

- a. Article 4: Scope of Work – Adds Amendment 3, which authorizes final changes to design plans.
- b. Article 5: Compensation – Add \$171,660.00

AMENDMENT

This contract may only be amended by the written mutual agreement of both parties.

By signing below, you agree to the amendment of the original contract with the above terms. All other original terms and conditions remain the same.

CITY OF CELINA

Printed Name & Title

Date

PROVIDER

Barton Drake
Barton Drake (Jun 5, 2025 11:48 CDT)

Barton Drake, Principal

Printed Name & Title

Jun 5, 2025

Date

Supplement No. 1 for Agreement Between Owner and Architect

Date: June 3, 2025 **Project No:** 2022-C0178-001
Project: Celina Government Center & Garage
Distribution: Kimberly Brawner, HED

In accordance with the provisions of the Agreement Between Owner and Architect, dated April 12, 2023, between City of Celina and Harley Ellis Devereaux and as modified in this Supplement No. 1, Harley Ellis Devereaux will perform the following professional services:

Scope of Work/Services:

Modification #1:

Addition of a third exit stair, located to the south of the primary restrooms, which modifies the restroom and egress layout accordingly to coordinate operational security concerns for City staff with code required egress routing.

Modification #2

Removal of previously programmed City Incubator spaces on the south side of the building. Spaces will be integrated into the Library to provide additional shelving and collection capacity. Reconfiguration of first floor and basement library spaces to accommodate this will be included. Modification also includes updates to the HVAC distribution system, lighting fixture schedule, power & data plans, low voltage distribution and device plans, door schedules, egress plans, finish plans, and furniture documentation.

Project Schedule:

Modification #1 has already been completed and documented as part of the Permit Resubmittal dated 4/21/2025.

Modification #2 Schedule proposed below:

- 5/27: confirmation of modification scope
- 6/12: Assumed Council approval of this ASR; NTP on design documentation
- 7/10: ASI-001 issuance incorporating all proposed changes for City review and CMAR pricing
- 7/17: Live Review meeting with City departments (Library, Building, IT, Project Leadership)
- 7/25: Final ASI-001 issuance
- 7/31: Updated pricing to City for incorporation into Council Agenda [by CMAR]
- 8/12: Council review

Basis of Compensation and Payment:

Total additional fee, payable on lump sum basis, for both Modifications will be \$171,660.00.

Discipline	Firm	TOTAL	Mod #1	Mod #2
TOTALS		\$171,660.00	\$41,960.00	\$129,700.00

Structural	Kimley Horn	\$20,000.00	\$10,000.00	\$4,500.00
MEP	DBR	\$68,000.00	\$28,000.00	\$40,000.00
Library (incl. furn.)	720	\$44,240.00	\$0.00	\$44,240.00
Technology	NV5	\$6,920.00	\$2,960.00	\$3,960.00
Arch + Int (incl. furn.)	HED	\$20,000.00	\$0.00	\$20,000.00
Fire Protection	HED	\$5,000.00	\$0.00	\$5,000.00
Code	Code Red	\$13,000.00	\$1,000.00	\$12,000.00

All other terms and conditions of the Agreement Between Owner and Architect dated April 12, 2023, are incorporated by reference in this Supplement.

Please acknowledge Owner's acceptance by signing in the space set forth below and return one signed original to our office. Please notify the undersigned promptly if you do not wish Harley Ellis Devereaux to proceed with this Supplement.

Architect: Harley Ellis Devereaux

Owner:

Signature and License No.

Signature

Printed Name and Title

Printed Name and Title



Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Kimberly Brawner, Assistant City Manager
CC: Robert Ranc, City Manager
Initiated by: Kimberly Brawner
Date: June 10, 2025
Re: Amendment 2 to ILA with Denton County for Parvin/Frontier

Action Requested:

Consider and act on an amendment to the existing Interlocal Agreement by and between the City of Celina and Denton County for the design of Parvin Road from FM 1385 to Legacy Drive. (Brawner)

Background Information:

In 2020, the Council approved an interlocal agreement (ILA) with Denton County for the design of the permanent improvements for Parvin Road/Frontier Parkway from FM 1385 to Legacy Drive. Because Parvin Road and Frontier Parkway are within several jurisdictions, the project cost is being split among Denton County, the Town of Prosper, and the City of Celina. In the original agreement, Denton County contributed \$500,000 towards the \$2,300,000 cost of the schematic design and the environmental impact study for the roadway. The Town of Prosper contributed \$800,000, and the City of Celina provided the remaining funding. In August 2023, the ILA was amended to include the development of plans, specifications, and estimates (PS&E) for the roadway construction, and the funding for Denton County was increased from \$500,000 to \$6,000,000. Cobb-Fendley was selected as the engineer for the project design at a cost of \$4,246,925.41.

The project's development is ongoing. The PS&E is nearing 60% design completion. In March 2025, the city council authorized staff to begin right-of-way (ROW) acquisition. Amendment 2 of this ILA provides additional authorizations, including the purchase of right-of-way (ROW), utility relocation(s), and construction. Although no further funding is allocated as part of Amendment 2, a portion of the \$6,000,000 allocation, as per Amendment 1, remains unspent and will be used to cover the additional costs associated with Amendment 2.

Legal Review:

Legal has reviewed this agreement.

Supporting Documents:

1. Location Map
2. Presentation Denton County ILA
3. ICA Amendment #2

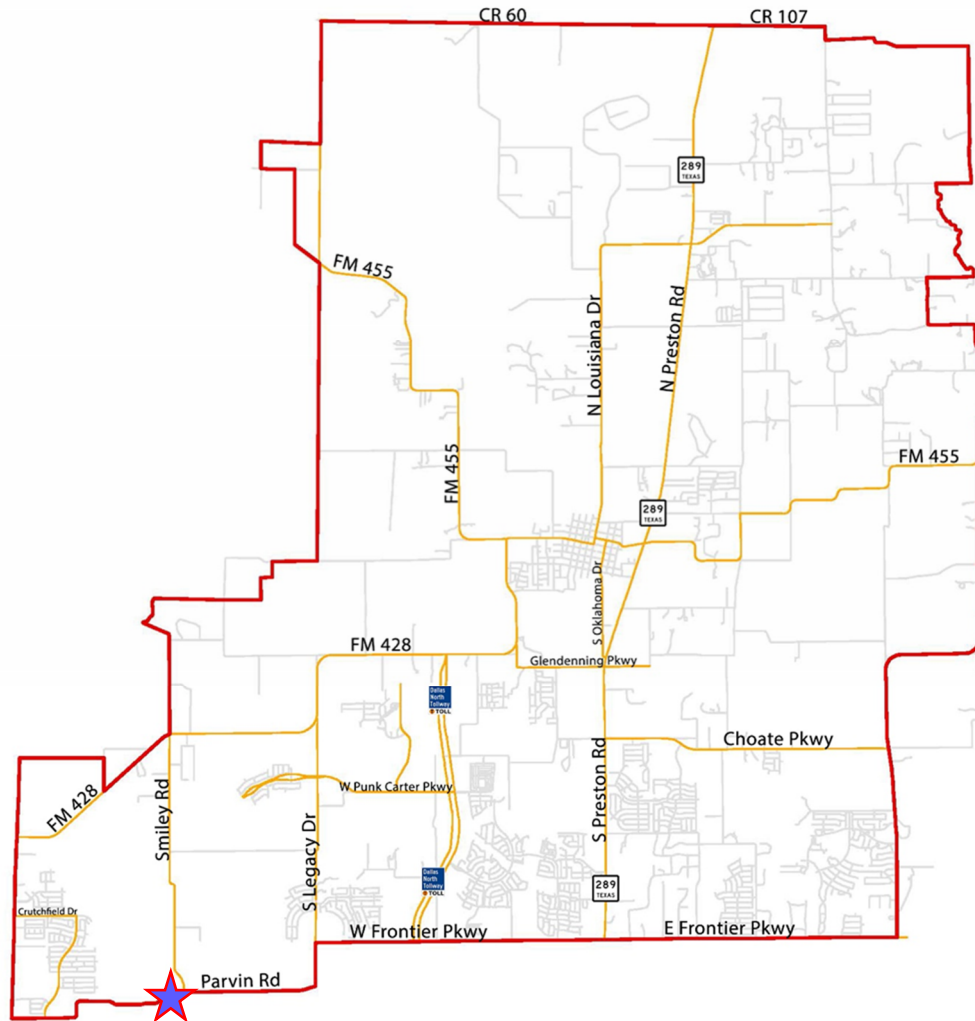
Financial Consideration:

NA

Staff Recommendation:

Staff recommends approval.

LOCATION MAP



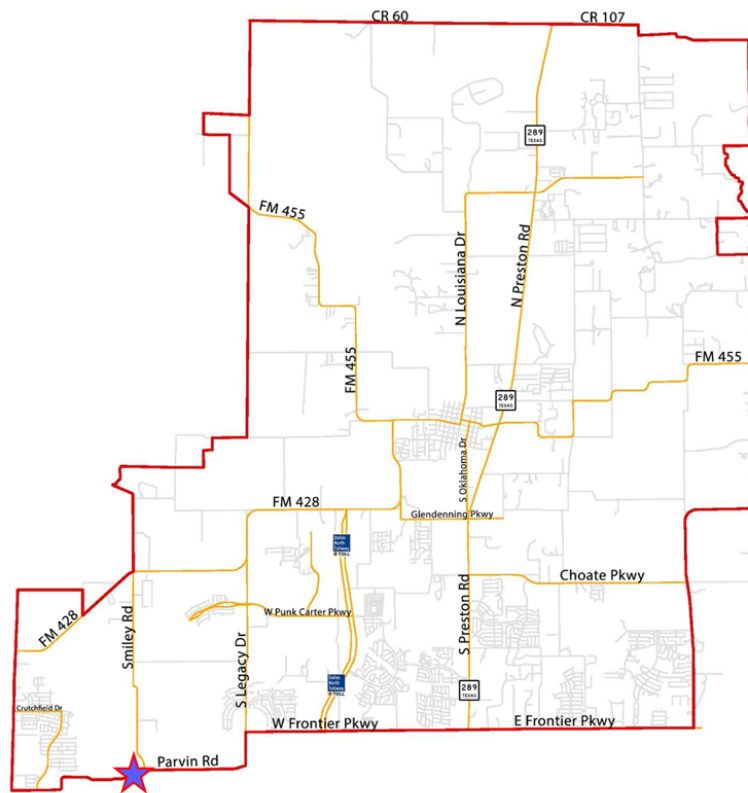
AMENDMENT 2 TO DENTON COUNTY INTERLOCAL AGREEMENT

May 13, 2025

Kimberly Brawner, P.E., PTOE
Assistant City Manager



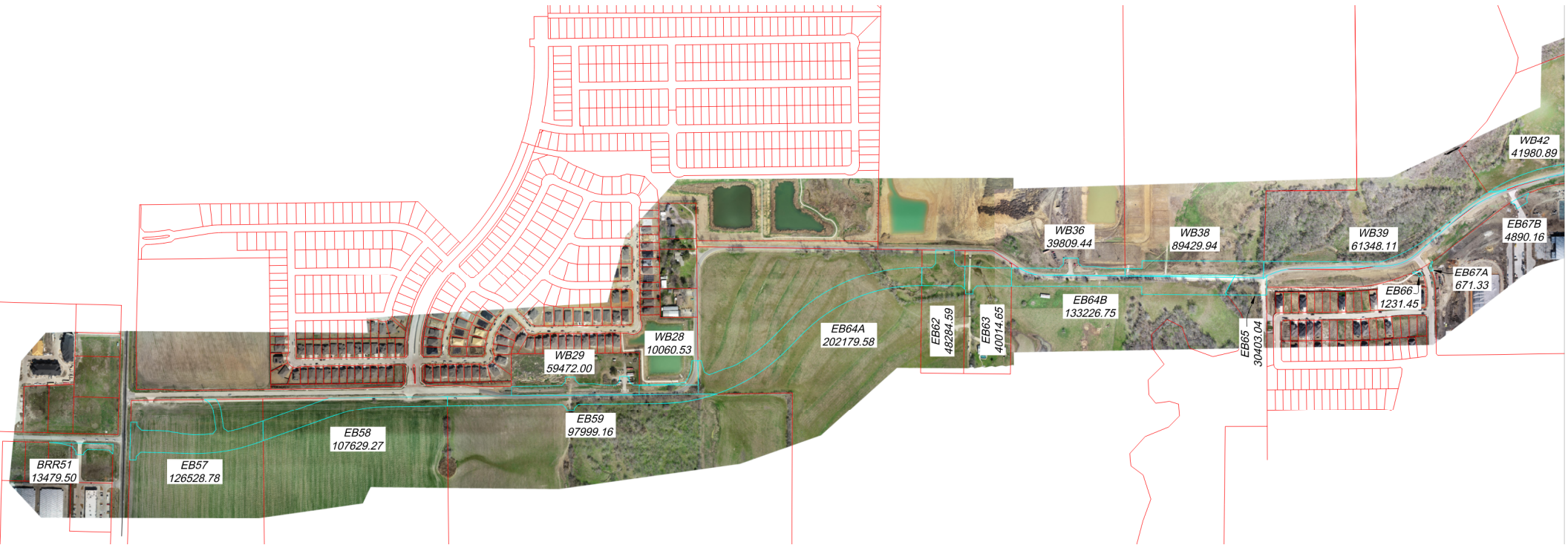
LOCATION MAP



BACKGROUND

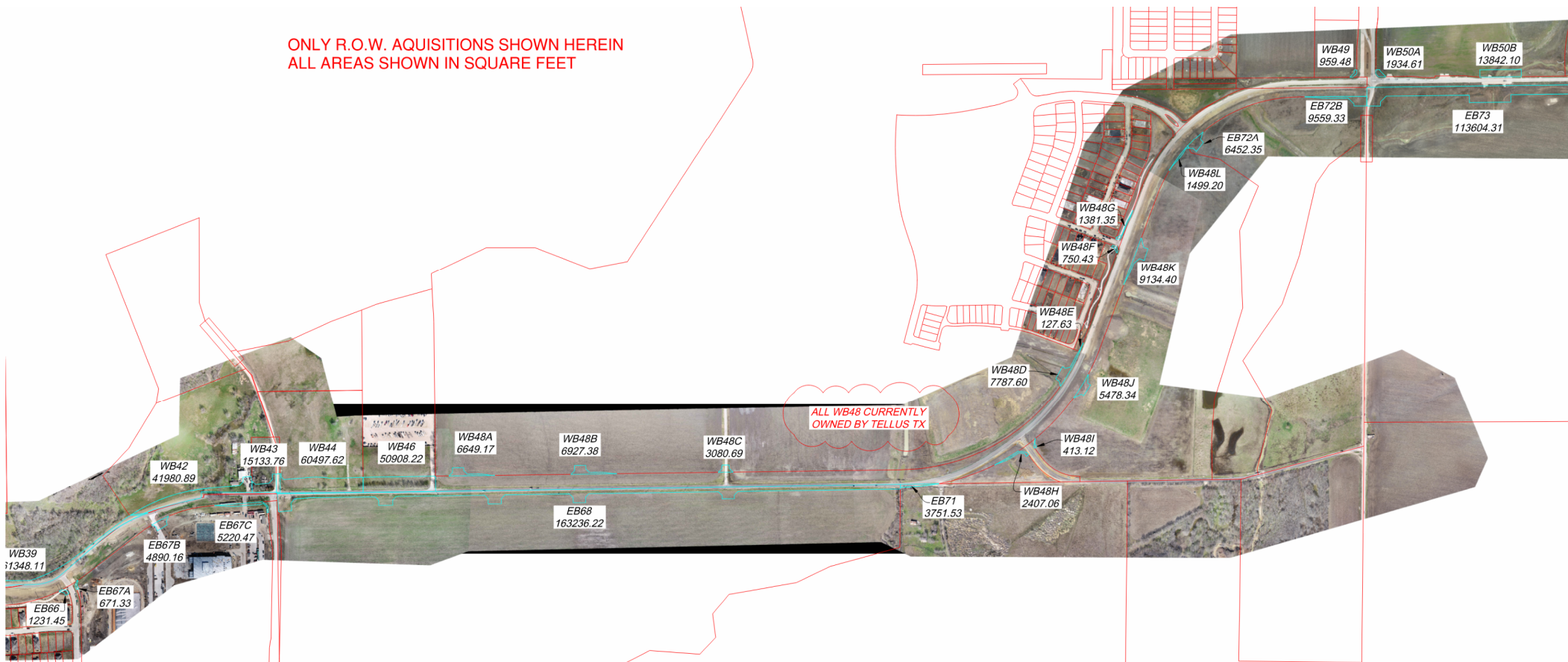
- In 2020, the Council approved an agreement with Denton County for the design of the permanent improvements for Parvin Road/Frontier Parkway from FM 1385 to Legacy Drive.
- The original agreement provide for \$500,000 towards the \$2.3M project cost to develop schematic design and environmental impact study. The Town of Prosper contributed \$800,000, and the City of Celina provided the remaining funding.
- In August 2023, the ILA was amended to include the development of plans, specifications, and estimates (PS&E) for the roadway construction, and the funding for Denton County was increased from \$500,000 to \$6,000,000. The total project design cost was \$4,604,065.41
- Amendment 2 provides additional authorizations, including the purchase of right-of-way (ROW), utility relocations, and construction. The unspent funds from Amendment 1 will be used to begin ROW acquisitions
- This project is identified in Celina's five-year capital improvement plan.

RIGHT-OF-WAY PARCELS

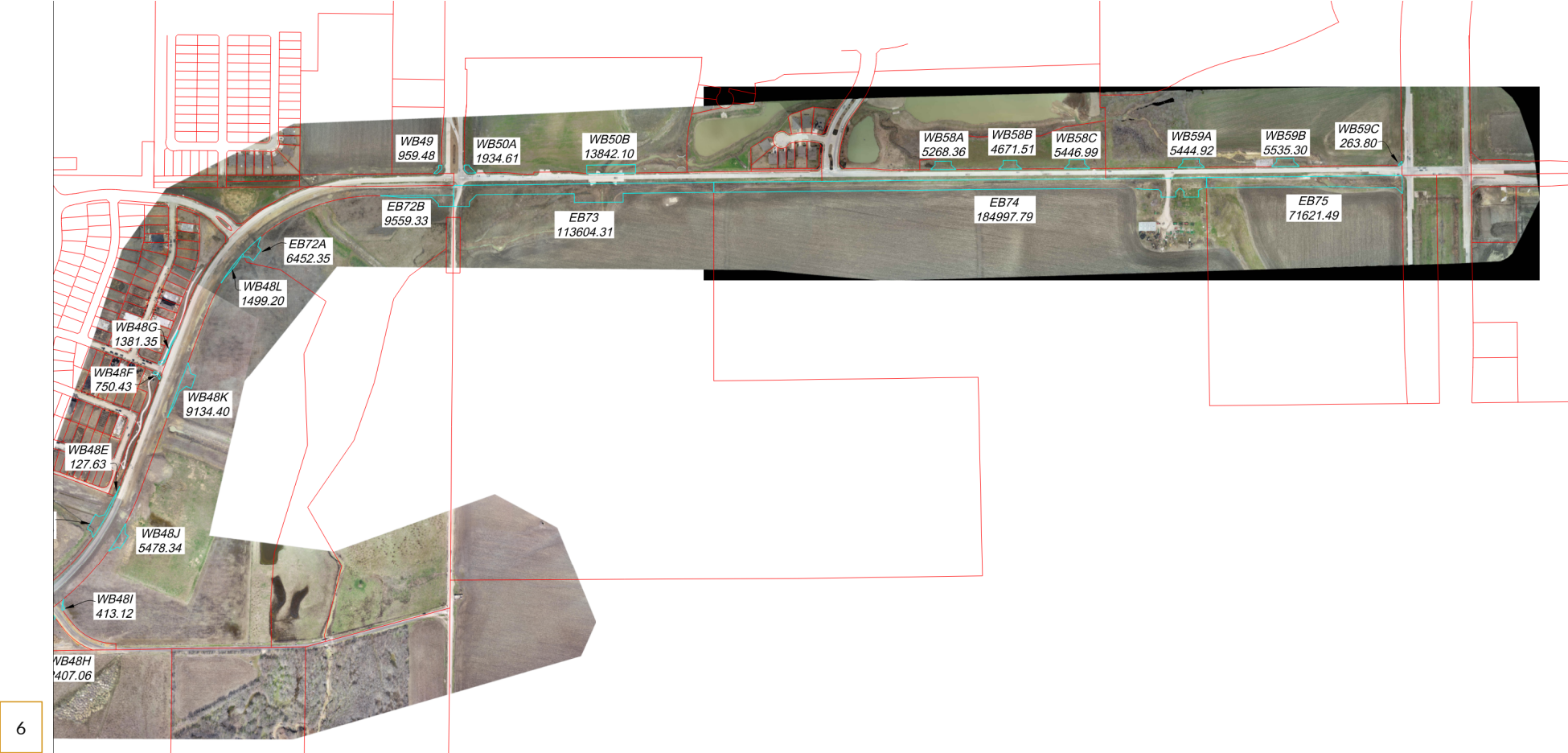


RIGHT-OF-WAY PARCELS

ONLY R.O.W. AQUISITIONS SHOWN HEREIN
ALL AREAS SHOWN IN SQUARE FEET



RIGHT-OF-WAY PARCELS





QUESTIONS?

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

**AMENDMENT NO. 2 TO INTERLOCAL COOPERATION AGREEMENT BETWEEN
DENTON COUNTY, TEXAS, AND THE CITY OF CELINA, TEXAS**

THIS AMENDMENT to the Interlocal Cooperation Agreement is made and entered into by and between Denton County, Texas, hereinafter “the County”; and the City of Celina, Texas, hereinafter “the City.” The County and the City are collectively referred to herein as “the Parties.” On January 5, 2021, the Parties entered into an Interlocal Cooperation Agreement under Denton County Commissioners Court Order Number 21-0028, hereinafter “the original Agreement,” for the purpose of preparing a schematic design and an environmental impact study for the construction of Frontier Parkway/Parvin Road from its intersection with FM 1385 to Dallas Parkway for a distance of approximately 4.5 miles at a total estimated project cost of TWO MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,300,000.00).

WHEREAS, under the original Agreement, the County and City agreed the County would contribute an amount which shall not exceed FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00) toward satisfactory completion of the Project;

WHEREAS, on August 29, 2023, the County and the City entered into Amendment No. 1 to the Interlocal Cooperation Amendment, under Denton County Commissioners Court Order Number 23-0720, for the advancement of the Project to the plans, specification, and estimate (PS&E) phase associated with the widening of Frontier Parkway/Parvin Road as a 6-lane roadway from FM 1385 to Dallas Parkway for a length of 4.5 miles;

WHEREAS, under the Amended Agreement the County and the City agreed that the County would increase the contribution to an amount which shall not exceed SIX MILLION AND NO/100 DOLLARS (\$6,000,000.00). The City agreed to provide all necessary design required for satisfactory completion of the Project;

WHEREAS, the Parties to the original Agreement now intend to amend the first amendment to the original Agreement, in order to reflect the advancement of the Project to include all phases required for satisfactory completion of the Project, which shall be memorialized in this document as Amendment No. 2 to the original Agreement and Amendment No. 1 between the County and the City; and

NOW, THEREFORE, for the mutual covenants and agreements contained in the first amendment to the original Agreement and as contained herein, and for the other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the City agree to amend Section II of the first amendment to the original Agreement to reflect the advancement of Project phases. All other terms and conditions of the first amendment to the original Agreement are hereby affirmed by the Parties. The amended portion of the first amendment to the original Agreement is as follows:

AMENDED SECTION II

The County and the City hereby agree that the scope of the Project shall be schematic design; environmental impact study; plans, specifications, and estimate (PS&E); right-of-way acquisition; utility relocations; inspections; and construction associated with the widening of Frontier Parkway/Parvin Road from a 4-lane to a 6-lane roadway from FM 1385 to Legacy Drive for a distance of approximately 4.5 miles, at a total estimated Project cost of EIGHT MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$8,300,000.00).

This Amendment to the original Agreement and to the first amendment shall replace and supersede Section II of the first amendment to the original Agreement between the Parties. **All other provisions of the first amendment to the original Agreement shall remain in full force and effect unless modified by subsequent written amendment signed by both of the Parties to the original Agreement.**

This Agreement may be executed in multiple counterparts, attached to the original Agreement, and shall collectively constitute an Amendment to the original Agreement. All other terms and conditions of the original Agreement are hereby affirmed by the Parties.

Executed this _____ day of _____, 2025.

DENTON COUNTY, TEXAS

1 Courthouse Drive, Suite 3100
Denton, Texas 76209

CITY OF CELINA, TEXAS

142 N. Ohio Street
Celina, Texas 75009

By: _____

Honorable Andy Eads
Denton County Judge
Acting by and on behalf of the authority
of the Denton County Commissioners Court

By: _____

Honorable Ryan Tubbs
Mayor of the City of Celina, Texas
Acting by and on behalf of the authority
of the City of Celina, Texas

ATTEST:

ATTEST:

By: _____

Denton County Clerk

By: _____

City Secretary

COUNTY AUDITOR'S CERTIFICATE

I hereby certify funds are available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

Denton County Auditor

**APPROVAL OF AMENDMENT NO. 2 TO THE INTERLOCAL COOPERATION
AGREEMENT BETWEEN DENTON COUNTY, TEXAS AND THE CITY OF CELINA,
TEXAS**

Denton County, Texas, acting by and through the Denton County Commissioners Court, having been advised of the Project, hereby agrees to amend Section II of the First Amended Interlocal Cooperation Agreement which was approved on August 29, 2023, under Denton County Commissioners Court Order Number 23-0720. Amendment No. 2 is necessary in order to reflect an advancement in Project scope to include schematic design; environmental impact study; plans, specifications, and estimate (PS&E); right-of-way acquisition; utility relocations; inspections; and construction associated with the widening of Frontier Parkway/Parvin Road from a 4-lane to a 6-lane roadway from FM 1385 to Legacy Drive for a distance of approximately 4.5 miles, at a total estimated Project cost of EIGHT MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$8,300,000.00).

All other provisions of the first amendment to the original Agreement shall remain in full force and effect unless modified by subsequent written amendment signed by both of the Parties to the original Agreement.

Denton County, Texas, hereby gives its specific written approval of the Parties prior to beginning the Project in satisfaction of the requirements of the Interlocal Cooperation Act, Texas Government Code Chapter 791.

By vote on this date, the Denton County Commissioners Court has approved the Project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: _____

By: _____
Presiding Officer of the Denton
County Commissioners Court



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
Initiated by: Bella Lopez
Date: June 10, 2025
Re: Liberty or Death Celina Tattoo – Specific Use Permit

Action Requested:

Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance for a Specific Use Permit (SUP) to allow for Alternative Retail Services (Body Art Studio) on approximately 0.17 acres; generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, within the City Limits. (Liberty or Death Celina Tattoo – Specific Use Permit) (Mohan)

Background Information:

This request is for a Specific Use Permit (SUP) on approximately 0.17 acres of land located within the City Limits and currently zoned Downtown Code, Patio Commons. The applicant is seeking approval to operate a Body Art Studio (tattoo parlor) at this location. Per the Zoning Ordinance, a Body Art Studio falls under Alternative Retail Services and requires an SUP to legally operate within the Downtown zoning district. The purpose of the SUP process is to evaluate the situational appropriateness of certain land uses that may be allowed but require additional review. The City Council has broad discretion in determining whether the proposed use is compatible with the surrounding area. The Planning & Zoning Commission unanimously recommended approval of this request (6-0). Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Location Map

3. Draft Ordinance

Financial Consideration:

N/A

Staff Recommendation:

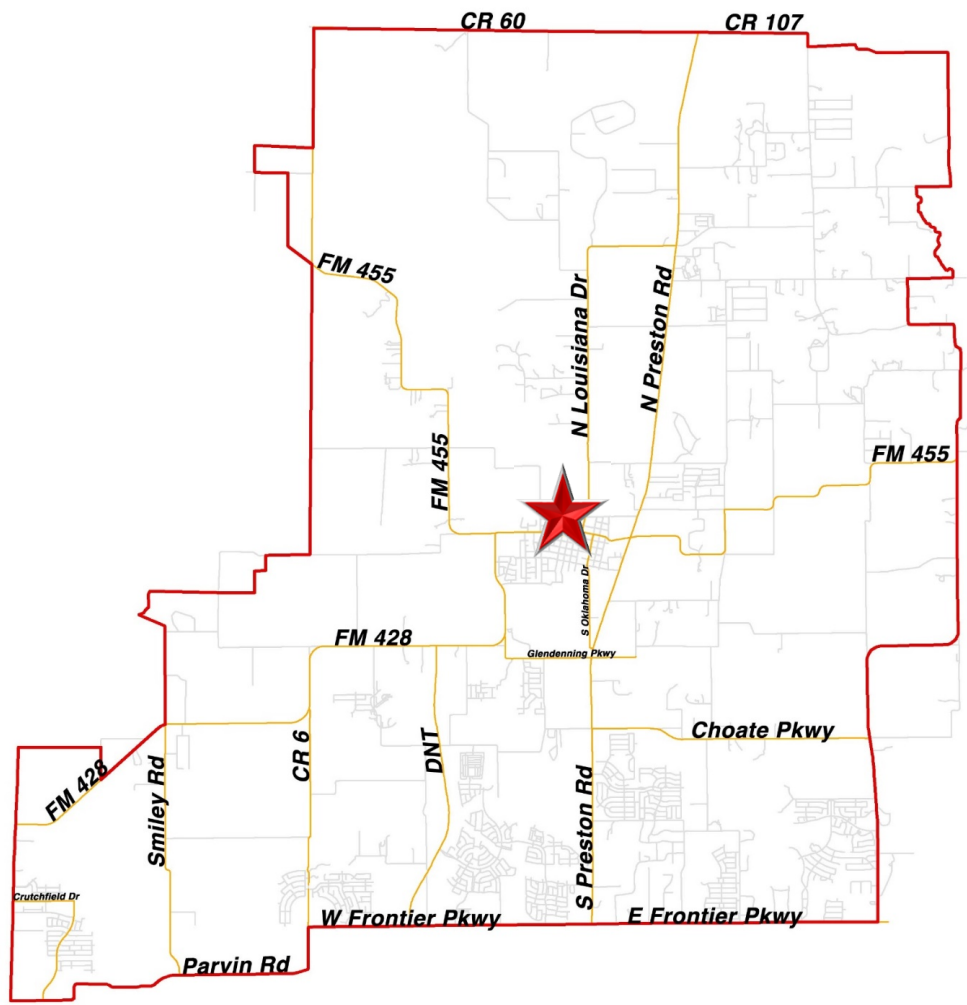
Staff recommends approval as presented.

LIBERTY OR DEATH TATTOO

SPECIFIC USE PERMIT

City Council
June 10, 2025







LOCATION MAP

The subject property is generally located west of Louisiana Drive and approximately 120 feet north of Beech Street

BACKGROUND

- The subject property is approximately 0.17 acres, located within the City Limits
- The property is currently zoned Downtown Code, Patio Commons
- The applicant desires to operate a tattoo parlor (Body Art Studio)

ZONING OVERVIEW

- The Zoning Ordinance requires a Body Art Studio (Alternative Retail Services), to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in Downtown

SUP OVERVIEW

- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP



PROJECT OVERVIEW

- The home was converted into an office in 2023



POLICY CONSIDERATIONS

- Celina's first tattoo parlor
- Diversifies the tax base
- No external changes to the building are proposed
- Celina's Sign Code prohibits string lights around windows, nuisance signs, neon window signs, and also regulates temporary signs
- A wall sign would be allowed in conformance with Downtown's regulations

PUBLIC HEARING

- The Planning & Zoning Commission unanimously recommended approval (6-0) at its regular meeting in May
- There was no public feedback at the public hearing
- The Commission noted that parking is available on Beech Street and across the street
- The DTC does not require parking in this instance, and the applicant stated that sufficient parking exist for the business

RECOMMENDATION

- Staff recommends approval as presented
- Since P&Z, staff received feedback from one resident who indicated that she does not want a tattoo parlor in Celina

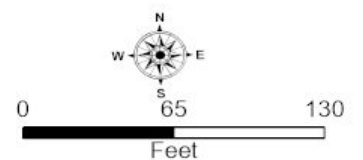


Legend

-  City Limits
-  Roads
-  Parcels
-  Subject Property

25-SUP-01 Liberty or Death Tattoo - SUP Location Map

4/21/2025



CITY OF CELINA, TEXAS
ORDINANCE 2025-____
LIBERTY OR DEATH TATTOO - SPECIFIC USE PERMIT (SUP)

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 AN APPROXIMATELY .17 ACRE TRACT OF LAND SITUATED IN LOT 10A 11A 12A, BLOCK 8, OF THE CELINA ORIGINAL DONATION (CCL), COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF LOUISIANA DRIVE AND APPROXIMATELY 120 FEET NORTH OF BEECH STREET, WITHIN THE CITY LIMITS; AS DESCRIBED IN EXHIBIT “A” AND DEPICTED IN EXHIBIT “B”, ATTACHED HERETO AND INCORPORATED HEREIN TO BE DESIGNATED WITH THE DOWNTOWN CODE (DTC), PATIO COMMONS ZONING AND A SPECIFIC USE PERMIT PROVIDING FOR ALTERNATIVE RETAIL SERVICES (BODY ART STUDIO); PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, a Specific Use Permit for “Alternative Retail Services (Body Art Studio)” use has been requested for the property generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, Celina, Texas; and

WHEREAS, the establishment of a Specific Use Permit has been requested for the property more specifically described in Exhibit “A” attached hereto and incorporated herein for all purposes; and

WHEREAS, the property has been depicted in detail in Exhibit “B” attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested Specific Use Permit accomplishes such objectives and is consistent with the provisions of the Celina 2040

Comprehensive Plan of the City of Celina; and

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

WHEREAS, the City Council, in the exercise of its legislative discretion, has concluded that the Specific Use Permit should be granted.

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
FINDINGS

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

SECTION 3
SPECIFIC USE PERMIT

A Specific Use Permit is hereby granted to authorize “Alternative Retail Services (Body Art Studio)” use for the property generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, Celina, Texas. Such use shall be consistent and in compliance with the underlying base zoning district. Development of the property shall be subject to the City Regulations, as amended.

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, Celina, Texas, with the Downtown Code (DTC), Patio Commons zoning and a Specific Use Permit for Alternative Retail Services (Body Art Studio).

SECTION 5
REVISION OF ZONING MAP

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

SECTION 6
COMPLIANCE REQUIRED

That the property generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, Celina, Texas, shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina, as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of

Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation is continued shall be deemed to constitute a separate offense.

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

SECTION 8

CUMULATIVE REPEALER CLAUSE

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

SECTION 9

SAVINGS CLAUSE

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

SECTION 10

SEVERABILITY

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

SECTION 11

PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12

ENGROSSMENT AND ENROLLMENT

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

SECTION 13

EFFECTIVE DATE

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

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 10th day of June, 2025.

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

Ashley Owens, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

EXHIBIT A
Legal Description

BEING LOT 10A 11A 12A, BLOCK 8, OF THE CELINA ORIGINAL DONATION (CCL), COLLIN COUNTY,
TEXAS

EXHIBIT B **Depiction of Property**





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
Initiated by: Bella Lopez
Date: June 10, 2025
Re: Glen at Uptown – Development Agreement

Action Requested:

Conduct a Public Hearing to consider and act upon a request for a Development Agreement on approximately 41 acres of land; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – Development Agreement) (Mohan)

Background Information:

This request is for a Development Agreement on approximately 41 acres of land currently located within the City's Extraterritorial Jurisdiction (ETJ), subject to a pre-annexation agreement set to expire in 2036. The applicant is proposing to develop a new single-family residential neighborhood that would become an extension of the existing master planned community (Uptown). The proposed Development Agreement also outlines the future annexation and zoning for the property. The Planning & Zoning Commission unanimously recommended approval (6-0). Please refer to the attached documents for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Staff Presentation
2. Location Map
3. Original Development Agreement

Financial Consideration:

N/A

Staff Recommendation:

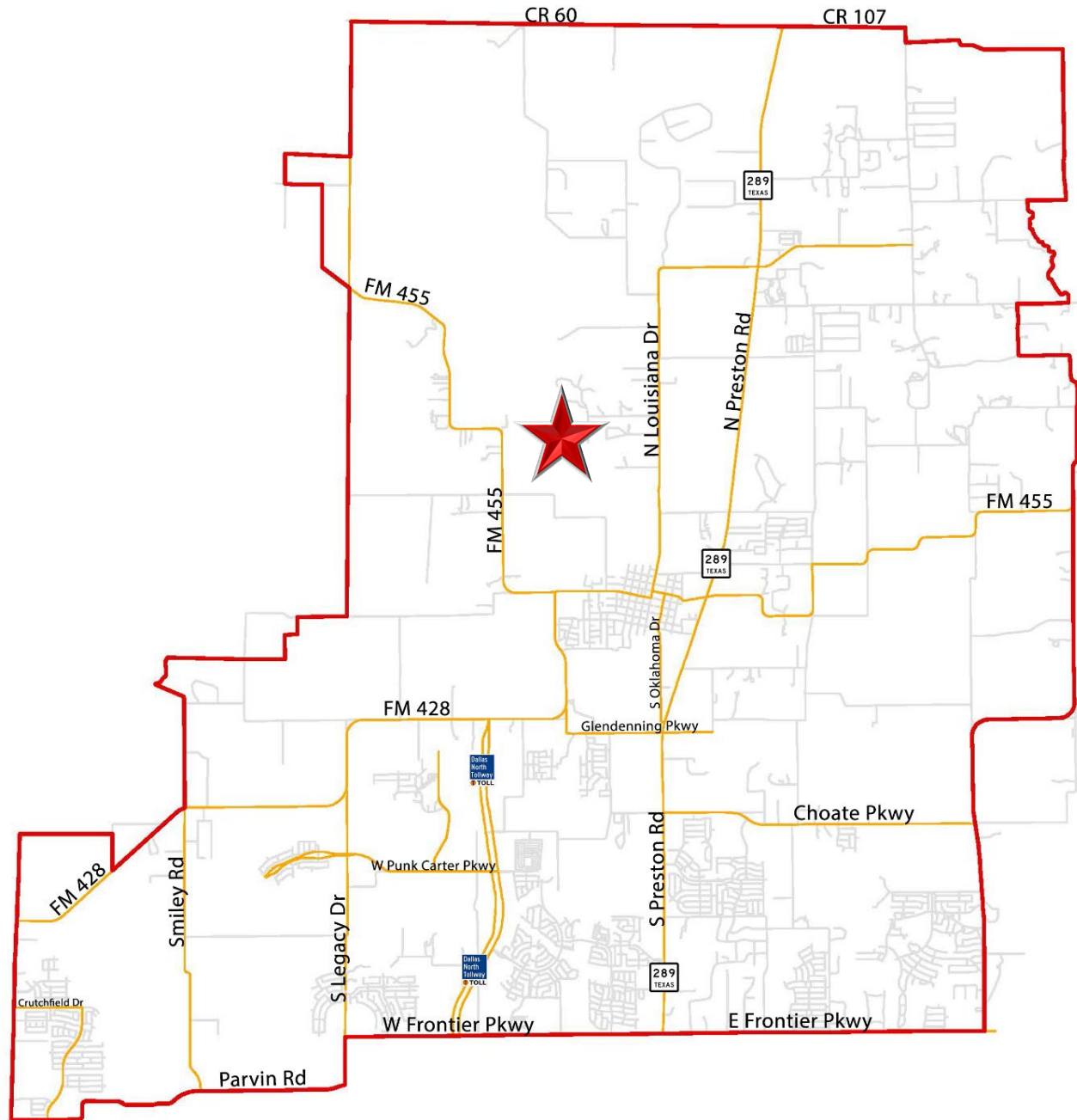
Staff recommends approval as presented.

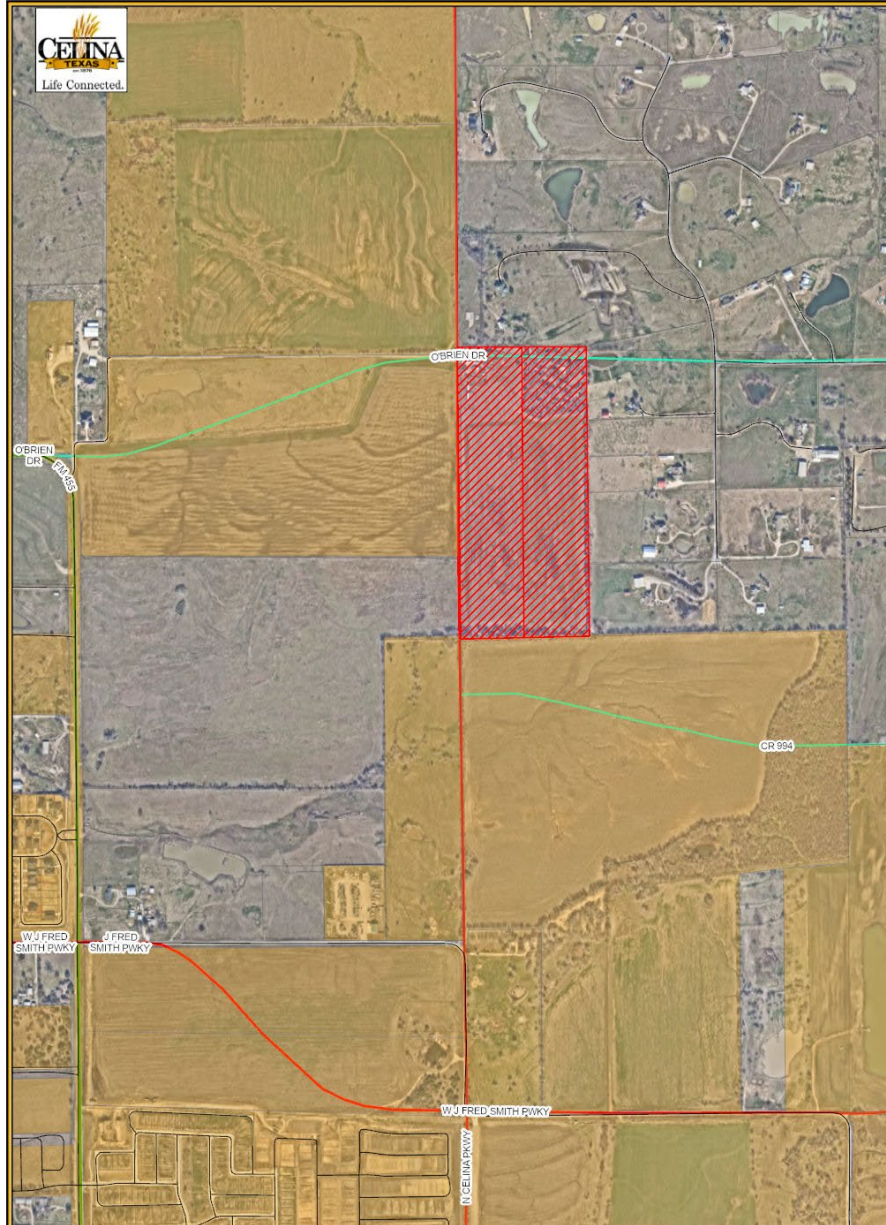
GLEN AT UPTOWN

Development Agreement

City Council
June 10, 2025







LOCATION MAP

The subject property is generally located at the southeast corner of future Celina Parkway and future O'Brien Drive

BACKGROUND

- The subject property is approximately 41 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in 2036
- The applicant is proposing to develop a new single-family neighborhood that would join an existing master planned community (Uptown)
- The proposed Development Agreement outlines the future annexation and zoning for the property

CONCEPT PLAN

SINGLE-FAMILY SUMMARY:			
	LAND USE	UNITS	% OF UNITS
	70' x 130'	+/- 26	21%
	60' x 120'	+/- 46	37%
	50' x 120'	+/- 53	42%
	Total	+/- 125	100%



CONCEPT PLAN



ZONING OVERVIEW

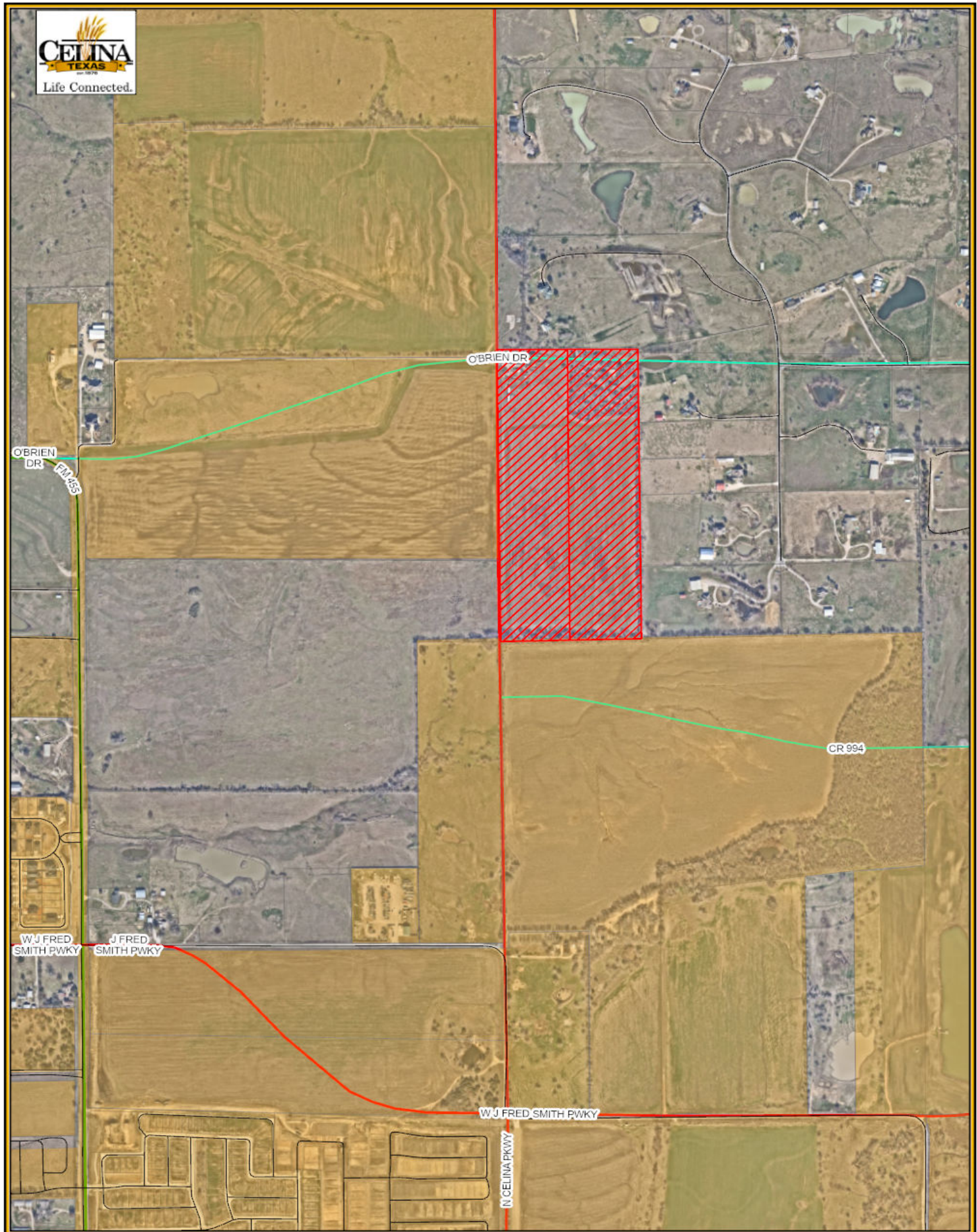
- The Development Agreement contemplates an extension of single-family uses with a base of Single-Family Residential Detached District (SF-R)
- The following lot mix is proposed:
 - 50' wide lots (60% max.)
 - 60' wide lots
 - 70' wide lots (10% min.)
 - No alleys proposed
- The project is within the 3.5 density cap of the Zoning Ordinance

POLICY CONSIDERATIONS

- The DA will bring an additional 41 acres into the City Limits, allowing City standards to apply instead of County regulations
- A new neighborhood does not conflict with the City's long-range plans
- No multi-family is proposed
- The project joins the existing Uptown MUD

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval (6-0) at its regular meeting in May
- There was no public feedback at the public hearing
- Staff recommends approval as presented

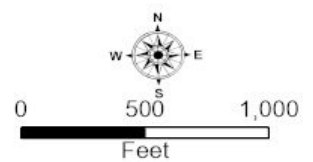


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

25-DA-05 Glen at Uptown(GBAR Ph 3) - DA Location Map

4/21/2025



FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement (this “First 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 First 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 (the “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 Development Agreement to the Owner, pursuant to that certain Assignment and Assumption of Development Agreement, effective November 1, 2021; and

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

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

NOW, THEREFORE, for and in consideration of the mutual covenants of the City and the Owner set forth in this First 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. Exclusion of Land from Development Agreement and MUD. The City and the Owner hereby agree that an approximately 20.475 acre portion of the Property included in the Development Agreement, described in **Exhibit A-1, attached hereto and incorporated for all purposes,** of this First Amendment and hereinafter referred to as the “20.475 Acres North of the Creek,” shall no longer be included in the term “Property” under the Development Agreement and shall no longer be subject to the provisions of the Development Agreement. Furthermore, the Owner agrees to cause the MUD (as defined in the Development Agreement) to exclude the 20.475 Acres North of the Creek from the boundaries of the MUD.

Section 2. Addition of Additional Tracts to Development Agreement and MUD. The Owner owns, or will own, an approximately 13.67 acre tract, an approximately 3.003 acre tract, an approximately 3.205 acre tract, and an approximately 9.929 acre tract of land (collectively, the “Additional Tracts”), located adjacent to the Property and described in **Exhibit A-2, attached hereto and incorporated for all purposes,** of this First Amendment. The Owner and the City hereby agree that the Additional Tracts shall, from the Effective Date of this First Amendment, be added to the term “Property” under the Development Agreement and shall be subject to the provisions of the Development Agreement. The City further agrees to consent to the inclusion of the Additional Tracts in the MUD, pursuant to Section 3 of this First Amendment.

Section 3. City Consent to Annex. The Owner has submitted, or will submit, to the City a Petition for Consent to Annexation, requesting the City’s consent to annex the Additional Tracts into the boundaries of the MUD. The City hereby agrees to consent to the inclusion of the Additional Tracts in the MUD by adoption and execution of a consent resolution (the “Annexation Consent Resolution”) in the form attached as **Exhibit J** to this First Amendment.

Section 4. Concept Plan. The City and the Owner hereby agree that the Concept Plan attached as **Exhibit C** to the Development Agreement shall be amended and replaced in its entirety with the Concept Plan attached as **Exhibit C** to this First Amendment.

Section 5. Zoning. The City and the Owner hereby agree that for those areas of the Development (as defined in the Development Agreement) given the SF-R zoning designation and referred to as “Area A” and “Area B” in the Development Standards attached as **Exhibit D** to the Development Agreement, the lot mix shall include a minimum of fifteen percent (15%) of the largest lot size. The City and the Owner further agree that all other areas of the Development are not subject to the fifteen percent (15%) minimum for the largest lot size.

Section 6. Development Standards. Section 4 of the Development Standards included in **Exhibit D** of the Development Agreement is hereby amended as follows:

“* Areas C, D, and E to include a maximum of 750 units of MF-2 and/or MF-3.”

Section 7. Public Education Support. Section 4.1(d) of the Development Agreement is hereby amended in its entirety to read as follows:

“Public Education Support. Owner requests, and the City agrees, that the City collect an additional One Hundred Dollars (\$100.00) with every building permit application submitted to the City for new construction on the Property. No less than annually, the City shall remit the funds collected in accordance with this paragraph to the Celina Education Foundation. Further, Owner agrees to cause the homeowners’ association that Owner intends to create over all or some of the Property (which will initially be controlled by Owner) to approve the public educational support agreement, in a form substantially similar to the agreement attached to the First Amendment to Development Agreement as **Exhibit K**, at the first/organization meeting of said association. In

addition, when Owner created the homeowners' association, the covenants, conditions and restrictions shall contain language substantially similar to Exhibit B of **Exhibit K** of the First Amendment to Development Agreement.”

Section 8. Reimbursement of Fees Collected. Section 4.1 of the Development Agreement is hereby amended by adding the following Section 4.1(e):

“(e) Reimbursement of Fees Collected. The City agrees to reimburse the Owner an amount up to \$1,000,000.00 for any additional roadway, water and wastewater public infrastructure, which is paid for by the Owner and part of the Public Infrastructure (as defined in the Development Agreement), benefitting multiple landowners not funded by Special District Bonds (as defined in the Development Agreement). The City agrees to collect roadway, water and wastewater impact fees and other capital recovery fees from builders of the Property at the rates charged pursuant to Section 4.1(a) of the Development Agreement (the “Fees”). Beginning with either the issuance of the 400th residential building permit within the Property or the commencement of construction of J. Fred Smith Parkway, whichever occurs first, the City agrees to reimburse the Owner on a quarterly basis all Fees collected for lots within the Property up to \$1,000,000.00.”

Section 9. Exhibits. Section 11.12 of the Development Agreement is amended to include the following exhibits:

- Exhibit A-1 Legal Description of 20.475 Acres North of the Creek Excluded from Property
- Exhibit A-2: Legal Description of Additional Tracts Added to Property
- Exhibit C: Concept Plan
- Exhibit J: Annexation Consent Resolution for Additional Land, as amended
- Exhibit K: Form of Education Fund Agreement

Section 9. No Other Amendments. Subject to the amendments contained in this First Amendment, all provisions of the Development Agreement remain in full force and effect.

Section 10. Counterparts. 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.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

Date: 11/11/21

CITY OF CELINA

By:

Sean Terry
Sean Terry, Mayor

ATTEST:

By:

David Amsler
David Amsler, Assistant City Secretary



STATE OF TEXAS §

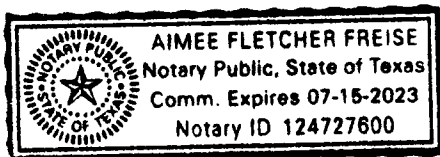
§

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 11th day of Nov, 2021, by Sean Terry, the Mayor of the City of Celina, Texas, on behalf of said City.

Aimee Fletcher Freise
Notary Public in and for the State of Texas

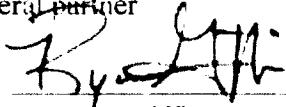
(SEAL)



OWNER:

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

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

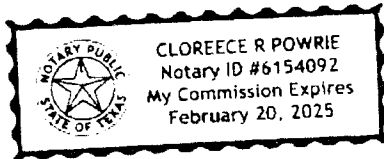
By: 
Name: Ryan G. Griffin

Title: Manager

STATE OF TEXAS §

§
COUNTY OF Collin §

This instrument was acknowledged before me on the 2nd day of November, 2021, by Ryan G. 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.



(SEAL)


Notary Public in and for the State of Texas

EXHIBIT "A-1"

20.475 Acres North of the Creek

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 805, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO UPTOWN CELINA PARTNERS LP, RECORDED IN INSTRUMENT NO. 20210428000853200, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET NEAR THE APPROXIMATE CENTERLINE OF STATE HIGHWAY 289 BUSINESS (N. LOUISIANA DRIVE), A VARIABLE WIDTH RIGHT-OF-WAY, IN THE EAST LINE OF SAID UPTOWN CELINA PARTNERS TRACT, FROM WHICH A PK-NAIL FOUND AT THE NORTHEAST CORNER OF A 5-ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 4582, PAGE 4115, DEED RECORDS, COLLIN COUNTY, TEXAS BEARS NORTH 00°05'09" WEST, A DISTANCE OF 1032.81 FEET;

THENCE SOUTH 00°05'09" WEST, ALONG THE EAST LINE OF SAID UPTOWN CELINA PARTNERS TRACT, A DISTANCE OF 352.94 FEET TO A MAG NAIL SET AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROY PERRIN AND SANDRA PERRIN, RECORDED IN INSTRUMENT NO. 20070430000576310, O.P.R.C.C.T.;

THENCE SOUTH 00°05'54" EAST, ALONG THE WEST LINE OF SAID PERRIN TRACT AND MACELROY DEVELOPMENT, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2006, SLIDE 158, MAP RECORDS, COLLIN COUNTY, TEXAS (M.R.C.C.T.), RESPECTIVELY, A DISTANCE OF 574.54 FEET TO AN "X" SET FOR CORNER IN CONCRETE PAVING IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 289 BUSINESS;

THENCE SOUTH 10°35'38" WEST, CONTINUING ALONG THE WEST LINE OF SAID MACELROY DEVELOPMENT AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.98 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 80°07'57" WEST, LEAVING SAID WEST LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 59.41 FEET TO A POINT FOR CORNER IN THE EAST LINE OF LOT 1 OF LOTS 1 AND 2, BLOCK A, CELINA 22 ADDITION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2020, SLIDE 77, M.R.C.C.T.;

THENCE NORTH 10°39'46" EAST, ALONG SAID EAST LINE OF LOT 1, A DISTANCE OF 275.15 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AT AN ANGLE POINT IN THE EAST LINE OF SAID LOT 1;

THENCE NORTH 00°52'42" EAST, A DISTANCE OF 120.82 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°12'21" WEST, A DISTANCE OF 1,110.61 FEET TO A 4-INCH WOOD FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 1;

THENCE NORTH 57°11'27" WEST, A DISTANCE OF 301.78 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 00°18'24" WEST, ALONG THE WEST LINE OF SAID UPTOWN CELINA PARTNERS TRACT, A DISTANCE OF 474.55 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 89°04'55" EAST, LEAVING THE WEST LINE OF SAID UPTOWN CELINA PARTNERS TRACT, A DISTANCE OF 1,394.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 891,876 SQUARE FEET OR 20.475 ACRES OF LAND, MORE OR LESS.

EXHIBIT "A-2"

Additional Tracts

TRACT 1

BEING A TRACT OF LAND LOCATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO JOE E. HACKNEY AND WIFE, HAZEL M. HACKNEY, RECORDED IN INSTRUMENT NO. 96-0063441, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MATTHEW D. KIRAN, RECORDED IN INSTRUMENT NO. 20070418000520430, O.P.R.C.C.T., AT THE NORTH COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO MARK A. JOHNSON, RECORDED IN VOLUME 5038, PAGE 7629, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 455, A 90-FOOT RIGHT-OF-WAY, AT THE WEST COMMON CORNER OF SAID JOHNSON TRACT AND SAID KIRAN TRACT BEARS SOUTH 89°18'26" WEST, A DISTANCE OF 1714.40 FEET;

THENCE NORTH 89°19'06" EAST, A DISTANCE OF 900.24 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY STELZER AND JULIA STELZER, CO-TRUSTEES OF THE STELZER REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 20141006001089690, O.P.R.C.C.T. AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND SAID KIRAN TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE KIRAN TRACT BEARS NORTH 00°42'34" WEST, A DISTANCE OF 831.54 FEET;

THENCE SOUTH 00°31'51" EAST, ALONG THE COMMON LINE OF SAID HACKNEY TRACT AND SAID STELZER TRACT, A DISTANCE OF 479.09 FEET TO A 3/8-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HACKNEY TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO OLD CELINA LTD., RECORDED IN INSTRUMENT NO. 20180323000355690, O.P.R.C.C.T.;

THENCE SOUTH 89°28'43" WEST, A DISTANCE OF 910.17 FEET TO A 3/8-INCH IRON ROD FOUND AT THE WEST COMMON CORNER OF SAID HACKNEY TRACT AND SAID OLD CELINA TRACT, SAME BEING THE SOUTH COMMON CORNER OF SAID HACKNEY TRACT AND SAID JOHNSON TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE OLD CELINA TRACT BEARS SOUTH 87°38'51" WEST, A DISTANCE OF 58.03 FEET;

THENCE NORTH 00°39'47" EAST, A DISTANCE OF 476.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 432,525 SQUARE FEET OR 9.929 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804 AND THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE WEST LINE OF SAID CROWN S LTD. TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CROWN S LTD. TRACT BEARS SOUTH 00°31'56" EAST, A DISTANCE OF 455.68 FEET;

THENCE NORTH 00°31'56" WEST, ALONG SAID WEST LINE, A DISTANCE OF 396.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND AT AN ANGLE POINT IN SAID WEST LINE OF THE CROWN S LTD. TRACT BEARS NORTH 00°31'56" WEST, A DISTANCE OF 691.03 FEET;

THENCE SOUTH 85°05'29" EAST, A DISTANCE OF 223.69 FEET TO A METAL FENCE POST FOR CORNER FOR CORNER;

THENCE NORTH 84°55'10" EAST, A DISTANCE OF 644.73 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 50°38'02" WEST, A DISTANCE OF 154.60 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 79°14'54" WEST, A DISTANCE OF 331.44 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 59°43'30" WEST, A DISTANCE OF 287.68 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 52°17'38" WEST, A DISTANCE OF 212.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 139,590 SQUARE FEET OR 3.205 ACRES OF LAND, MORE OR LESS.

TRACT 3

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 804, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CROWN S LTD., RECORDED IN INSTRUMENT NUMBERS 97-0061953, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20170403000416890, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "TXDOT" FOUND AT THE NORTH CORNER OF SAID STATE OF TEXAS TRACT BEARS NORTH 06°54'50" WEST, A DISTANCE OF 55.27 FEET;

THENCE SOUTH 06°54'50" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 218.27 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 71°30'57" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 144.40 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 65°17'11" WEST, A DISTANCE OF 183.52 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 87°43'55" WEST, A DISTANCE OF 116.47 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 60°36'39" WEST, A DISTANCE OF 85.53 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 26°02'46" WEST, A DISTANCE OF 94.84 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 76°09'55" WEST, A DISTANCE OF 42.18 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 05°25'46" EAST, A DISTANCE OF 331.27 FEET TO A 5 METAL FENCE POST FOR CORNER;

THENCE SOUTH 89°46'59" EAST, A DISTANCE OF 572.10 FEET THE POINT OF BEGINNING AND CONTAINING 130,829 SQUARE FEET OR 3.003 ACRES OF LAND, MORE OR LESS.

TRACT 4

BEING A TRACT OF LAND LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 805, COLLIN COUNTY, TEXAS AND BEING PART OF LOTS 1 AND 2, BLOCK A OF LOTS 1 AND 2, BLOCK A, CELINA 22 ADDITION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2020, SLIDE 77, MAP RECORDS, COLLIN COUNTY, TEXAS (M.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF A 30-FOOT RIGHT-OF-WAY ACCORDING TO THE OFFICIAL MAP OF THE TOWN OF CELINA, TEXAS, RECORDED IN CABINET 1, SLIDE 51, M.R.C.C.T. AT THE SOUTH COMMON CORNER OF SAID CELINA 22 ADDITION AND LOT 1, BLOCK ONE OF THE SNYDER ADDITION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2006, SLIDE 290, M.R.C.C.T.;

THENCE NORTH 00°35'57" EAST, ALONG THE COMMON LINE OF SAID ADDITIONS, A DISTANCE OF 295.71 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89°41'30" WEST, CONTINUING ALONG THE COMMON LINE OF SAID ADDITIONS, A DISTANCE OF 300.18 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID ADDITIONS;

THENCE NORTH 00°01'10" EAST, LEAVING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 1 OF CELINA 22 ADDITION, A DISTANCE OF 277.40 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET NEAR THE CENTER OF AN EXISTING DIRT DRAINAGE CHANNEL;

THENCE EASTERLY, ALONG OR NEAR THE CENTER OF SAID CHANNEL, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

SOUTH 89°58'50" EAST, A DISTANCE OF 8.20 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 39°50'33" EAST, A DISTANCE OF 36.15 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 66°32'24" EAST, A DISTANCE OF 20.04 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 57°06'31" EAST, A DISTANCE OF 22.85 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 22°04'34" EAST, A DISTANCE OF 29.32 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 66°50'02" EAST, A DISTANCE OF 68.26 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 79°05'03" EAST, A DISTANCE OF 56.45 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 77°19'27" EAST, A DISTANCE OF 381.14 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 38°12'38" EAST, A DISTANCE OF 114.96 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 49°58'14" EAST, A DISTANCE OF 140.14 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 77°52'18" EAST, A DISTANCE OF 92.86 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 86°06'28" EAST, A DISTANCE OF 36.76 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 86°24'41" EAST, A DISTANCE OF 165.11 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 89°18'59" EAST, A DISTANCE OF 138.45 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 69°27'08" EAST, A DISTANCE OF 95.10 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 80°52'46" EAST, A DISTANCE OF 37.68 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 80°07'57" EAST, A DISTANCE OF 65.68 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 289 BUSINESS (N. LOUISIANA DRIVE), A VARIABLE WIDTH RIGHT-OF-WAY, SAME BEING THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO VAN NICHOLS FAMILY LIMITED PARTNERSHIP, RECORDED IN INSTRUMENT NO. 20190613000682510, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.);

THENCE SOUTH 10°35'38" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF SAID VAN NICHOLS TRACT, A DISTANCE OF 412.92 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LEWIS DICKERSON, RECORDED IN INSTRUMENT NO. 20100510000463340, O.P.R.C.C.T. AT THE SOUTHWEST CORNER OF SAID VAN NICHOLS TRACT;

THENCE SOUTH 88°52'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 61.20 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE EASTERLY LINE OF SAID CELINA 22 ADDITION AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 289 BUSINESS AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID DICKERSON TRACT;

THENCE SOUTH 10°39'46" WEST, ALONG SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.77 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE NORTH LINE OF SAID 30-FOOT RIGHT-OF-WAY AT THE SOUTHEAST CORNER OF SAID CELINA 22 ADDITION;

THENCE SOUTH 89°24'02" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 935.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 595,815 SQUARE FEET OR 13.678 ACRES OF LAND, MORE OR LESS.

EXHIBIT "J"

Annexation Consent Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY OF CELINA, TEXAS, CONSENTING TO THE
ADDITION OF CERTAIN LAND INTO UPTOWN MUNICIPAL UTILITY
DISTRICT NO. 1 OF COLLIN COUNTY

WHEREAS, on _____, the City of Celina, Texas (the "City") received a Petition for Consent to Addition of Land to a Municipal Utility District (the "Petition") executed by Uptown Celina Partners L.P., a Texas limited partnership (the "Petitioner"), attached hereto as Exhibit "A;" and

WHEREAS, the Petition seeks to add that certain 29.815 acre tract of land described therein (the "Property") to Uptown Municipal Utility District No. 1 of Collin County (the "District"), the same being located in the corporate limits of the City; and

WHEREAS, Texas Local Government Code, Section 42.0425, provides that land within the corporate limits of a city, town or village may not be added to the District without the written consent of such city, town, or village; and

WHEREAS, the City Council desires to give its consent to the addition of the Property to the District; and

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

Section 1. That the facts set out in the preamble are true and correct and are incorporated herein for all purposes.

Section 2. That the City Council hereby gives its written consent, pursuant to Section 42.0425, Texas Local Government Code, to the addition of the Property to the District.

Section 3. The City Council of the City officially finds determines, recites, and declares that a sufficient 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 and at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof was discussed, considered, and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED the ____ day of _____, 2021.

Mayor

ATTEST:

City Secretary

Exhibit "A"
to Annexation Consent Resolution

EXHIBIT "K"

**EDUCATION FUND AGREEMENT
[INSERT NAME OF DEVELOPMENT]**

This EDUCATION FUND AGREEMENT (this "Agreement") is made between (INSERT NAME OF HOA) (the "HOA") and the Celina Association of Renaissance Excellence ("CARE"), a 501(c)(3) nonprofit corporation registered in the State of Texas. The HOA and CARE may be referred to herein individually as a "Party" or collectively as the "Parties". The effective date of this Agreement (the "Effective Date") shall be the latest date on which this Agreement is fully executed by the HOA and CARE.

RECITALS

WHEREAS, HOA is the homeowners' association of a master planned community located in (INSERT COUNTY NAME) County, Texas, containing approximately (INSERT NUMBER OF ACRES) acres of property, as described in **Exhibit A** hereto, known as " " (the "Community"), which shall be governed by the HOA in accordance with the terms and provisions of a master covenant, as the same may be amended from time to time (the "Master Covenant"); and

WHEREAS, the Parties desire to enter into a written agreement to memorialize the terms obligating the HOA to establish a continuing education fund (the "Fund"), described hereunder, to directly benefit the Community and each residential lot within the Community by providing educational, charitable and recreational activities and/or infrastructure to support quality of life ("Community Benefits"); and

WHEREAS, CARE is a corporation exempt from federal taxation under Section 501(c)(3), Internal Revenue Code of 1986 and was established to benefit Celina, Texas student academic improvement and achievement and to encourage students within the Celina Independent School District ("CISD") to pursue academic excellence; and

WHEREAS, the Parties agree that CARE shall be the sole beneficiary of the Fund and that all Fund balances shall be donated to CARE (the "Donations"); and

WHEREAS, CARE hereby promises and agrees to use all Donations exclusively for the benefit of the Community and each residential lot within the Community by providing Community Benefits; and

WHEREAS, the Parties intend this Agreement to fully satisfy the requirement of Texas Property Code Chapter 5, Subchapter G, and agree that the contribution covenant described hereunder does not create a "private transfer fee" and that all Fund contributions arising from the sale and resale of homes within the Community (the "Contributions") qualify under Texas Property Code Section 5.202(b)(9)(C) as permissible.

NOW THEREFORE, for and in consideration of the mutual promises of the Parties as set forth in this Agreement and for other good and valuable consideration the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I.
EDUCATION FUND CONTRIBUTION

1.1 Community Contribution Covenant. HOA shall cause to be recorded that certain Community Contribution Covenant, in the Official Public Records of each county in which said property is located (the "CCC"). The terms and provisions of the CCC shall be administered by the HOA and be substantially and functionally similar as the sample attached hereto as **Exhibit B**.

1.2 Continuing Education Fund. The CCC shall provide (a) that the HOA is required to collect a Contribution at the closing of each conveyance of a residential lot with a completed residence thereon (each a "Home"); (b) that said Contribution shall be in an amount equal to the sales price of the Home multiplied by .001, e.g., a house sale of \$400,000 would generate a \$400 contribution; (c) that all Contributions shall be deposited into the Fund's account and kept separate from all other HOA collections; and (d) that all Contributions shall be used in compliance with Texas Property Code Section 5.202(b)(9)(C) for the benefit of the Community and each Home within the Community. The HOA shall deliver Donations to CARE biannually, with payments being made on or before June 30th and December 31st of each calendar year. Donations must be made in amounts that represent the total of all Contributions actually collected and deposited into the Fund since the date of the last payment.

1.3 Use of Contributions by CARE. CARE shall only use Contributions to support educational, charitable, and recreational activities within CISD and hereby promises and agrees not to use Contributions for operational expenses, including but not limited to rent and utilities, wages and salaries, accounting and legal fees, interest expense, business travel, other overhead costs, and general and administrative expenses. CARE further promises and agrees to not grant CISD Contributions for operational expenses.

1.4 Right of Audit. CARE shall deliver an accounting of expenditures to the HOA on June 30th and December 31st of each calendar year detailing how Contribution payments have been spent since the date of last payment.

1.5 (INCLUDE ONLY FOR COMMUNITIES IN DENTON COUNTY)Encumbered Property. The property described in **Exhibit A** is located in a public school attendance zone within a county with a population over 650,000, which is adjacent to both Dallas County and Tarrant County, each with a population over 1.8 million.

ARTICLE II.
ADDITIONAL PROVISIONS

2.1 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; and (c) reflect the final intent of the Parties with regard to the subject matter of this Agreement. 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. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

2.2 Severability. If any provision of this Agreement is determined by the final judgment of any court to be unenforceable, then such unenforceable provision shall be deleted from this Agreement, and the remainder of this Agreement shall be enforceable and shall be interpreted to give effect to the purposes and intent of the Parties represented by the remainder of this Agreement.

2.3 Term. The term of this Agreement shall begin on the Effective Date and shall continue until either the HOA or CARE dissolves, ceases to exist, or when all obligations of HOA, and CARE under this Agreement have been fulfilled.

2.4 Default and Remedies. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has had a reasonable time to cure the alleged failure (such reasonable time shall be determined based on the nature of the alleged failure and shall not to exceed thirty (30) days). In addition, no Party shall be in default under this Agreement if, within the applicable reasonable cure period, the Party to whom the default notice was given begins performance and thereafter uses its best efforts to diligently and continuously pursue performance until the alleged failure has been cured. If a Party is in default under this Agreement, then the non-defaulting Party shall be entitled to all remedies available under applicable law. The failure of either Party to insist, in one or more instances, upon performance by the other Party of any provision of this Agreement shall not be construed as a waiver of future performance of such provision.

2.5 Notices. Any notice required or contemplated by this Agreement shall be deemed given: (a) if mailed via U.S. Mail, Certified mail Return Receipt Requested, on the date actually received at the delivery address; or (b) if deposited with a private delivery service (such as UPS or FedEx), when delivered, as evidenced by a receipt signed by a person at the delivery address. All notices shall be addressed as set forth below; however, any Party may change its address for

purposes of this Agreement by giving notice of such change, as provided by this Section 2.6.

If to CARE:

With a Copy to:

If to HOA:

With a Copy to:

2.6 Applicable Law. This Agreement shall be interpreted in accordance with the Laws of the State of Texas and venue for any action in connection with this Agreement and shall be Collin County, Texas.

2.7 Benefited Parties. This Agreement is for the benefit of the HOA and its members, the Community and each Home within the Community, CISD students in the Community and the CISD community, and CARE. This Agreement shall not be construed as conferring any right on or to any other party.

2.8 Entire Agreement. This Agreement constitutes the entire agreement and understanding of the Parties with regard to the subject matter of this Agreement and supersedes and replaces any and all prior understandings and agreements, whether written or oral. This Agreement shall not be amended except in writing signed by the Parties.

2.9 Good Faith Cooperation. The Parties agree to use good faith in the performance of their respective duties and obligations under this Agreement such that the intent of the Parties shall be fulfilled. The Parties further agree to take such additional

actions, from time to time, as may be necessary to fully carry out the purposes and intent of this Agreement including, but not limited to, the execution of further documentation.

2.10 Representations and Warranties. Each Party represents and warrants that: (a) the execution of this Agreement has been approved and authorized by such Party; (b) this Agreement is binding upon and enforceable against such Party in accordance with the provisions hereof; (c) such Party has the ability to perform its duties and obligations under this Agreement; and (d) that the performance by such Party of its duties and obligations under this Agreement will not violate any other agreement by which such Party is bound. Should any provision of this Agreement be held by a court of competent jurisdiction to be void, invalid or unenforceable, the Parties agree to amend this Agreement in a manner that is lawful but still satisfies the intent of the Parties.

2.11 Attorney's Fees. In the event either Party files a lawsuit in connection with the enforcement of this Agreement, each Party shall be responsible for its own attorney's fees, whether or not such Party is the prevailing Party and might otherwise be entitled to recover all reasonable costs and expenses paid or incurred as the prevailing Party in connection with such lawsuit.

2.12 Miscellaneous. This Agreement may be executed in the multiple separate counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures on counterparts of this Agreement that are transmitted electronically shall be deemed effective for all purposes. If, pursuant to this Agreement, any date indicated herein falls on a holiday or a Saturday or Sunday, the date so indicated shall mean the next business day following such date. The term "holiday" shall mean any day on which state or national banks are not open for business in the State of Texas or public schools of CISD are not open for classes.

[Signature Pages Follow]

HOA:

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 _____, 2021, personally appeared _____, _____ of _____, a Texas limited liability 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

CELINA ASSOCIATION OF RENAISSANCE EXCELLENCE:

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 _____, 2021, personally appeared _____, _____ of _____, a Texas limited liability 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—PROPERTY DESCRIPTION

EXHIBIT B—SAMPLE CCC

ARTICLE XX **DEFINITIONS**

Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Covenant. Additionally, unless the context otherwise specifies or requires, the following words and phrases when used in this Covenant will have the meanings hereinafter specified.

“Association” means (insert HOA name and Secretary of State Registry) created under the Master Covenant to administer and govern the Community. The Association acts through a Majority vote of the Board.

“Board” means the Board of Directors of the Association. All acts of the Board hereunder shall be deemed an act of the Association when taken by a Majority vote of the Board.

“Community” refers to all or any portion of the Property made subject to the Master Covenant, and therefore this Covenant, which is described in the Notice of Applicability recorded pursuant to *Section XX* of the Master Covenant.

“Community Enhancement Fee” means a fee equal to the Transfer Price (as defined herein) multiplied by .001, e.g., a house sale of \$400,000 would generate a \$400 fee, unless the Transfer in question is excluded under this Covenant, which is payable to the Association upon the Transfer of any Lot or Condominium Unit with the Community.

“Community Investment Fund” means the account designated pursuant to this Covenant to receive the Community Enhancement Fee.

“Condominium Unit” means an individual unit, including any common element assigned thereto, within a condominium regime, if any, established within the Community. A Condominium Unit may be intended and designated in any Development Area Declaration for residential, commercial or live/work purposes.

“Lot” means any portion of the Community designated by Declarant in a Recorded written instrument or as shown as a subdivided lot on a plat other than Common Area, Special Common Area, or Lot on which a condominium regime has been established, and shall include both Commercial Lots and Residential Lots.

“Majority” means more than half.

“Transfer” means, for the purposes of the Community Enhancement Fee, any conveyance, assignment, or other grant or transfer of beneficial ownership of a Lot or Condominium Unit, whether occurring in one transaction or a series of related transactions, including but not limited to: (a) the conveyance of fee simple title to any Lot or Condominium Unit; (b) the transfer of more than fifty percent (50%) of the outstanding shares of the voting stock of a corporation which, directly, or indirectly, owns one or more Lots or Condominium Units; and (c) the transfer of more than fifty percent (50%) of the interests in net profits or net losses of any partnership, limited liability company, joint venture or other entity which, directly or indirectly, owns one or more Lots or Condominium Units; but "Transfer" shall not mean or include grants or conveyances expressly excluded under this Covenant.

“Transferred Price” means the greater of: (a) the price paid by the Transferee for the Lot or Condominium Unit; or (b) the value of the Lot or Condominium Unit, including any improvements or betterments constructed thereon, as determined by the Central Appraisal District of the county in which the Lot or Condominium Unit is located in their most recent valuation, excluding any reductions or exemptions, of such Lot or Condominium Unit for ad valorem tax purposes. For purposes of subparagraph (b) of the immediately preceding sentence, “valuation” means the appraised value without giving effect to any applicable tax exemptions.

“Transferee” means all parties to whom any interest passes by a Transfer, and each party included in the term Transferee shall have joint and several liability for all obligations of that transfer, as provided for in this Covenant.

“Transferor” means all parties who pass or convey any interest by a Transfer, and each party included in the term Transferor shall have joint and several liability for all obligations of that Transfer as provided for in this Covenant.

ARTICLE XX

COMMUNITY ENHANCEMENT FEE

Community Enhancement Fee. The Board, acting on behalf of the Association shall levy and collect the Community Enhancement Fee, as further set forth below.

Community Activities, Services and Programs. The Community Enhancement Fee shall be used to directly benefit the members of the Association and each Lot and Condominium Unit within the Association by providing the Community Enhancement Fee to entities which are exempt from federal income taxes under Sections 501(c)(3) or 501(c)(4), as the Internal Revenue Code may be amended from time to time, that support the educational, charitable and recreational purposes of Celina Independent School District, in accordance with this Covenant, provided the recipient of the Community Enhancement Fee uses the funds for such stated purposes, in accordance with its bylaws, and not for operations or administration of the receiving entity.

Community Enhancement Fee Obligations. The covenants, conditions and restrictions set forth below are hereby impressed upon the Property.

(a) **Obligation to Pay Community Enhancement Fee.** Upon the Transfer of any Lot or Condominium Unit within the Community, the Transferor thereof shall be obligated to pay a **Community Enhancement Fee** to the Association equal to the **Transfer Price multiplied .001** (for example, the Community Enhancement Fee shall be \$400 for the Transfer of a \$400,000 Lot or Condominium Unit), unless the Transfer in question is excluded under this Covenant. The Community Enhancement Fee is imposed not as a penalty and not as a tax but as a means to provide additional funding to fulfill the goals set forth in the Master Covenant and this Covenant for the betterment of the Community. As such, the Community Enhancement Fee shall be deemed an assessment imposed by and subject to all rights, obligations and provisions set forth in the Master Covenant and this Covenant.

(b) **Liability for the Community Enhancement Fee.** If the Transferor does not

pay the Community Enhancement Fee as required by this section, the Community Enhancement Fee payment shall become the personal obligation of the Transferee under the Transfer in question and there shall be a lien against the applicable Lot or Condominium Unit for the amount of the Community Enhancement Fee and any fees or sums associated with collection of same, and, if unpaid, shall be handled in accordance with the Master Covenant.

(c) Deposit of Community Enhancement Fee into Community Investment Fund. On behalf of the Association, the Board will establish a Community Investment Fund with a reputable financial institution for purposes of depositing, receiving and distributing the proceeds of the Community Enhancement Fee. No other funds will be deposited or held in the Community Investment Fund other than the proceeds of the Community Enhancement Fee and any interest earned thereon. Within sixty (60) days after the end of each calendar year, the Board shall cause to be prepared a Community Enhancement Fee receipts and disbursements schedule which may be in form which may be reviewed, on an annual basis, by a Certified Public Accountant.

(d) Due on Closing and Method for Payment. Payment of the Community Enhancement Fee shall be made upon the closing of the Transfer in cash or cash equivalent funds to the Association, at the address and account number specified by the Board from time to time. With such payment, the Transferor shall provide, or cause to be provided by the title company, a written report in a form approved by the Board (the "**Community Enhancement Fee Report**") which: (i) describes the Transfer and the Lot or Condominium Unit; (ii) sets forth the Transfer Price for the Transfer and the names and addresses of Transferor and Transferee; and (iii) provides such other information as the Board may reasonably require. The Board, at its own expense, shall have the right at any time during regular business hours to inspect and copy all records of a property closing of any owner or Transferor which are reasonably related to the payment of the Community Enhancement Fee.

(e) Disbursements. Upon majority vote, the Board may, from time to time, but no less frequently than bi-annually on June 30th and December 31st of each calendar year, make disbursements from the Community Investment Fund to entities which are exempt from federal income taxes under Sections 501(c)(3) or 501(c)(4), as the Internal Revenue Code may be amended from time to time, that support the educational, charitable and recreational purposes of Celina Independent School District or to pay costs to administer this Covenant or the Community Investment Fund. The Association waives its statutory right to control a qualified recipient of disbursements hereunder.

(f) Community Enhancement Fee Lien and Foreclosure. Each owner, by accepting an interest in or title to a Lot or Condominium Unit, whether or not it is so expressed in the instrument of conveyance, covenants and agrees to pay the Community Enhancement Fee to the Association. Each Community Enhancement Fee is a charge on the Lot or Condominium Unit and is secured by a continuing lien on the Lot or Condominium Unit in the same manner as an assessment lien arising under the Master Covenant. Each owner, and each prospective owner, is placed on notice that the owner's title may be subject to the continuing lien for the Community Enhancement Fee attributable to a period prior to the date that the owner purchased a Lot or Condominium Unit. An express lien on each Lot or Condominium Unit is hereby granted and conveyed by Declarant to the Association to secure the payment of the Community

Enhancement Fee which shall be enforced as an assessment lien in accordance with the terms and provisions set forth in the Master Covenant. The Community Enhancement Fee lien is superior to all other liens and encumbrances on a Lot or Condominium Unit, except only for: (i) tax and governmental assessment liens; (ii) all sums secured by a first Recorded deed of trust lien, to the extent such lien secures sums borrowed for the acquisition or improvement of the Lot or Condominium Unit in question; and (iii) home equity loans or home equity lines of credit which are secured by a Recorded second deed of trust lien; provided that, in the case of subparagraphs (ii) and (iii) above, such deed of trust lien was Recorded before the Community Enhancement Fee lien. The Community Enhancement Fee lien is superior to a lien arising from the construction of improvements to the Lot or Condominium Unit regardless of when recorded or perfected. It is also superior to any recorded assignment of the right to insurance proceeds on the Lot unless the assignment is part of a superior deed of trust lien. Foreclosure of a superior lien extinguishes the Association's claim against the Lot or Condominium Unit for an unpaid Community Enhancement Fee that became due before the sale, but does not extinguish the Association's claim against the former owner personally for the payment of such Community Enhancement Fee. The Association's lien for the Community Enhancement Fee is created by recordation of this Covenant, which constitutes record notice and perfection of the lien. No other recordation of a lien or notice of lien is required. However, the Association may record a notice of the lien in the Official Public Records of the county in which the property is located. If the debt is cured after a notice has been recorded, the Association will record a release of the notice of lien at the expense of the curing owner and may require reimbursement of its costs of preparing and recording the notice of lien before granting the release. By accepting an interest in or title to a Lot or Condominium Unit, each owner grants to the Association a power of sale in connection with the Community Enhancement Fee lien, which may be exercised in the same manner as all other assessment liens as further set forth in the Master Covenant.

(g) Reporting Required for Exclusions from Community Enhancement Fee. If a Transferor is involved in a Transfer that Transferor believes is excluded from the requirement to pay the Community Enhancement Fee under this Covenant, the Transferor shall provide written notice (the "Notice of Claim of Exclusion") to the Board a minimum of five (5) business days prior to the Transfer in question. The Notice of Claim of Exclusion shall include the Transfer details and the reason the Transferor believes such Transfer should be excluded. If, after review of the Notice of Claim of Exclusion, the Board does not concur that the Transfer in question should be excluded from the Community Enhancement Fee, (i) the Board will notify the Transferor or the Transferor's title company of its obligation to pay the Community Enhancement Fee to the Association and (ii) the Transferor shall pay the applicable Community Enhancement Fee. Prior to its decision on any Notice of Claim of Exclusion, the Board may request additional information or clarification from the Transferor submitting a Notice of Claim of Exclusion, and the Transferor shall promptly provide the Board with the additional information being requested by the Board. Copies of all notices and correspondence between the Transferor and the Board under this section shall be provided to the Transferee by the Transferor.

(h) Exclusions from the Community Enhancement Fee. The Community

Enhancement Fee shall not apply to the following, except to the extent any of the following Transfers (set forth below in subparagraphs i – xiii) are used for the purpose of avoiding the Community Enhancement Fee.

- i. Transfers to Certain Governmental Agencies. Any Transfer to the United States, or any agency or instrumentality thereof, the State of Texas, or any county, city, county, municipality, district or other political subdivision thereof.
- ii. Transfer to the Association. Any Transfer to the property owner association created pursuant to the Master Covenant, or its respective successors or assignees.
- iii. Transfer to Declarant. Any Transfer to Declarant, any affiliate of Declarant or their successors or assignees.
- iv. Transfer from Declarant. Any Transfer from Declarant, any affiliate of Declarant or their successors or assignees.
- v. Transfer to Development Owner. Any Transfer from Declarant, or its successors, assignees or affiliates to Development Owner. For purposes of this subparagraph, "**Development Owner**" means any owner who acquires a Lot for the purpose of resale to a Homebuilder; and "**Homebuilder**" means any owner who is in the business of constructing residences for resale to third parties and intends to construct a residence on a Lot or Condominium Unit for resale to a third party.
- vi. Exempt Family or Related Transfers. Any Transfer, whether outright or in trust that is for the benefit of the Transferor or his or her relatives, but only if there is no more than nominal consideration for the Transfer. For the purposes of this exclusion, the relatives of a Transferor shall include all lineal descendants of any grandparent of the Transferor, and the spouses of the descendants. Any person's stepchildren and adopted children shall be recognized as descendants of that person for all purposes of this exclusion.
- vii. Exemption for Transfers on Death. Any Transfer or change of interest by reason of death, whether provided for in a will, trust or decree of distribution.
- viii. Exempt Technical Transfers. Any Transfer made solely for the purpose of confirming, correcting, modifying or supplementing a Transfer previously recorded, making minor boundary adjustments, removing clouds on titles, or granting easements, rights-of-way or licenses.
- ix. Exempt Court Ordered Transfers. Any Transfer pursuant to any decree or order of a court of record determining or vesting title, including a final order awarding title pursuant to a divorce or condemnation proceeding.
- x. Exempt Transfers on Conveyance to Satisfy Certain Debts. Any Transfer to secure a debt or other obligation or to release property which is security for a debt or other obligation, including Transfers in connection with foreclosure of a deed of trust or Transfers in connection with a deed given in lieu of foreclosure.
- xi. Holding Company Exception. Any Transfer made by a corporation or other entity, for consideration (i) to any other corporation or entity which owns one-hundred percent (100%) of its equity securities (a "**Holding Company**"), or (ii) to a corporation or entity whose stock or other equity securities are owned, directly or indirectly, one-hundred percent (100%) by such Holding Company.
- xii. Subsidiary Conveyance Exemption. Any Transfer from a partially owned direct

or indirect subsidiary corporation to its direct or indirect parent corporation where consideration is paid for, or in connection with such transfer.

- xiii. Exemption for Certain Conveyances of Convenience. The consecutive Transfer of a Lot or Condominium Unit wherein the interim owner acquires such Lot or Condominium Unit for the sole purpose of immediately re-conveying such Lot or Condominium Unit to the ultimate owner and such interim owner receives no right to use or enjoyment of such Lot or Condominium Unit, provided the Board specifically approves such exemption in each particular case.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/16/2021 12:40:17 PM
\$138.00 AHASIK
20211216002537340



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
Initiated by: Lauren McDaniel
Date: June 10, 2025
Re: PAWC Phase #2 SAP and Levy

Action Requested:

Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a final The Parks at Wilson Creek Public Improvement District Service and Assessment Plan, including the Phase #2 Assessment Roll – Phase #2 Improvements; making a finding of special benefit to property within Phase #2 of The Parks at Wilson 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 Phase #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

Background Information:

The Parks at Wilson Creek Public Improvement District (the "Parks at Wilson Creek PID") was created by the City Council on August 10, 2021, and is approximately a 647 acre master planned project located in a fast-growing development area of the City generally located north of Collin County Outer Loop and east of Custer Road (FM 2478). The property within the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property within the PID is developed. Assessments will be imposed on the property for the public improvements to be constructed.

At the May 13, 2025, City Council meeting, City Council approved a preliminary amended and restated service and assessment plan (PSAP) by resolution that added Phase #2. This resolution identified the costs of authorized public improvements that would be financed by the PID assessment within Phase #2. In compliance with state law, the resolution directed the filing of the proposed Phase #2 Assessment Roll with the City Secretary and called a public hearing on June 10, 2025 during the scheduled City Council meeting to consider an ordinance levying the PID

assessments on properties located within Phase #2. All public notices were completed in compliance with state law.

Phase #2 consists of approximately 134 acres and 387 single-family residential units. Total Authorized Improvement related to Phase #2 is \$23,939,036.00.

Approval of this item levies assessments on properties within the PID and adopts the SAP. There is an additional item on the June 10, 2025 agenda for City Council to consider the Reimbursement agreement that is directly related to this item.

Legal Review:

SAP and Assessment Ordinance approved by Bond Counsel.

Supporting Documents:

1. Presentation
2. Parks at Wilson Creek PID Phase #2 2025 - Assessment Ordinance

Financial Consideration:

The Ordinance does not impact the City's operating funds. It establishes an assessment on property owners within the Parks at Wilson Creek Phase #2 area to fund the identified public improvements.

Staff Recommendation:

Staff recommends approval.

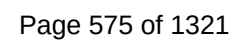
THE PARKS AT WILSON CREEK PID

PHASE #2

SAP/ LEVY AND REIMBURSEMENT AGREEMENT

City Council
June 10, 2025





THE PARKS AT WILSON CREEK PID

- The property within the original PID is composed of 647 acres.
- Phase #2 includes:
 - 134 acres
 - 387 single family lots
- The PSAP was approved by City Council in May.
- Two agenda items in June: (1) The Phase # 2 SAP and the assessments to be levied, and (2) a Reimbursement Agreement with the developer following the levy.

PHASE #2 PID AUTHORIZED IMPROVEMENTS

Authorized Improvements	Phase #2 Improvements	Phase #2's Proportional Share of Major Improvements	Phase #2's Proportional Share of Additional Major Improvements	Total Improvements related to Phase #2
Roadway Improvements	\$7,013,904	\$1,172,208	\$1,459,721	\$9,645,833
Water Improvements	\$2,430,168	\$114,755	\$138,659	\$2,683,582
Sanitary Sewer Improvements	\$2,283,594	\$147,256	\$72,920	\$2,503,770
Storm Drainage Improvements	\$2,807,145	\$219,927	\$529,516	\$3,556,587
Other Soft and Miscellaneous Costs	\$4,939,455	\$291,908	\$317,900	\$5,549,264
Total Authorized Improvements	\$19,474,266	\$1,946,055	\$2,518,715	\$23,939,036

PHASE #2 PID ASSESSMENT

Lot Size	Total Current Assessment Phase #2 per unit	Phase #2's share of the Initial Major Improvements per unit	Phase #2's share of the Additional Major Improvements per unit	Phase #2 Projects Assessment per unit	Average Annual installment Per Unit
Lot Type 1 (74 Ft Lot)	\$65,855.80	\$8,220.41	\$8,193.88	\$82,270.10	\$6,410
Lot Type 2 (60 Ft Lot)	\$53,406.03	\$6,666.38	\$6,644.86	\$66,717.27	\$5,198
Lot Type 3 (50 Ft Lot)	\$44,505.02	\$5,555.31	\$5,537.39	\$55,597.72	\$4,332
Lot Type 4 (40 Ft Lot)	\$35,604.02	\$4,444.25	\$4,429.91	\$44,478.18	\$3,466

PHASE #2 TAX RATE ANALYSIS

Tax Rate Analysis	Tax Rate (per \$100/AV)			
	40' Lot	50' Lot	60' Lot	74' Lot
Calculated Net Tax Rate Equivalent for Overlapping PID Assessments	\$0.5663	\$0.5663	\$0.5663	\$0.5663
FYE2025 Overlapping Tax Rates	\$2.0645	\$2.0645	\$2.0645	\$2.0645
Estimated Total Tax Rate	\$2.6308	\$2.6308	\$2.6308	\$2.6308

THE PARKS AT WILSON CREEK PID– PH#2

- A Reimbursement agreement provides for a payment to reimburse Developer and its assigns for the Phase #2 Improvements Costs, previously advanced by the Developer. This reimbursement agreement is amended and restated in order to add the Phase #2 into the original.
- At such time as the City issues The Parks at Wilson Creek PID Bonds for Phase #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.

TIMELINE

- May 13, 2025 – Pre-SAP and calling a public hearing resolution
- June 10, 2025– Approve SAP and Levy Ordinance for PID assessment
- June 10, 2025– Reimbursement Agreement

RECOMMENDATION

- Staff recommends approval for the SAP and Levy
- The next agenda item for council consideration is the Reimbursement Agreement.

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 A PHASE #2 ASSESSMENT ROLL – PHASE #2 IMPROVEMENTS FOR THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #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 corporate boundaries 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 August 10, 2021, 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. 2021-58R (the “Authorization Resolution”), adopted by a majority of the members of the City Council, authorized and created The Parks at Wilson 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 May 13, 2025, the City Council adopted a resolution approving an updated preliminary service and assessment plan, including a proposed assessment roll for Phase #2 of the District related to the Phase #2 Improvements (as defined herein); calling for a public hearing to consider an ordinance levying assessments on property within Phase #2 of the District (the “Phase #2 Assessments”); authorizing and directing the City Secretary or the Assistant City

Secretary of the City (the “Assistant City Secretary”) to file the proposed assessment roll for Phase #2 of the District related to the Phase #2 Improvements (the “Phase #2 Assessment Roll – Phase #2 Improvements”) 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 Phase #2 Assessments against the property within Phase #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 May 14, 2025, the City Secretary or the Assistant City Secretary filed the Phase #2 Assessment Roll – Phase #2 Improvements and made the same available for public inspection; and

WHEREAS, the City Secretary or the Assistant City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on May 23, 2025 in the *Celina Record*, a newspaper of general circulation in the City; and

WHEREAS, the City Secretary or the Assistant 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 Phase #2 Assessments; and

WHEREAS, the City Council opened and convened the Levy and Assessment Hearing on June 10, 2025, 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 Phase #2 Assessment Roll – Phase #2 Improvements, and the proposed Phase #2 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #2 Assessments, the allocation of the Actual Costs of the improvements to be undertaken for the benefit of the Phase #2 Assessed Property (as defined in the Service and Assessment Plan) (the “Phase #2 Improvements”), the purposes of the Phase #2 Assessments, 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 Assessments; and

WHEREAS, the City Council finds and determines that the Phase #2 Assessment Roll – Phase #2 Improvements and The Parks at Wilson Creek Improvement District Service and Assessment Plan Celina, Texas, dated June 10, 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 Phase #2 Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the Phase #2 Assessment Roll – Phase #2 Improvements attached thereto as Appendix K; and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary or the Assistant City Secretary in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Phase #2 Improvements (as described in the Service and Assessment Plan), the Phase #2 Assessment Roll – Phase #2 Improvements, or the levy of the Phase #2 Assessments against the Phase #2 Assessed Property; and

WHEREAS, the owners (the “Landowners”), or their representatives, of the majority of the privately-owned and taxable property located within Phase #2 of the District, who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of the Service and Assessment Plan, approval of the Phase #2 Assessment Roll – Phase #2 Improvements, approval of this Ordinance, and approval of the levy of the Phase #2 Assessments against their property located within Phase #2 of 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 Phase #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 the Phase #2 Assessed Property will receive from the construction of the Phase #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 Phase #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 Phase #2 Improvements to be assessed against the Phase #2 Assessed Property as Phase #2 Assessments and such apportionment is made on the basis of special benefits accruing to the Phase #2 Assessed Property because of the Phase #2 Improvements;

(d) All of the real property in Phase #2 of the District which is being assessed in the amounts shown in the Phase #2 Assessment Roll – Phase #2 Improvements will be benefited by the Phase #2 Improvements proposed to be constructed as described in the

Service and Assessment Plan, and each assessed parcel of Phase #2 Assessed Property will receive special benefits during the term of the Phase #2 Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the Actual Costs of the Phase #2 Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Phase #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 Phase #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 Phase #2 Assessment Roll – Phase #2 Improvements should be approved as the assessment roll for the Phase #2 Assessed Property within the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Phase #2 Assessments, interest on Annual Installments, interest and penalties on delinquent Phase #2 Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Phase #2 Assessments should be approved and will expedite collection of the Phase #2 Assessments in a timely manner in order to provide the services and improvements needed and required for Phase #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 in 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. Phase #2 Assessment Roll – Phase #2 Improvements.

The Phase #2 Assessment Roll – Phase #2 Improvements is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the Phase #2 Assessment Roll – Phase #2 Improvements of Phase #2 of the District.

Section 5. Levy and Payment of Phase #2 Assessments for Actual Costs of the Phase #2 Improvements.

(a) The City Council hereby levies an assessment on each parcel of Phase #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 Phase #2 Assessment Roll – Phase #2 Improvements, in the respective amounts shown on the Phase #2 Assessment Roll – Phase #2 Improvements, as a special assessment on the properties set forth in the Phase #2 Assessment Roll – Phase #2 Improvements.

(b) The levy of the Phase #2 Assessments shall be effective on the date of the adoption of this Ordinance levying the Phase #2 Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Phase #2 Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Phase #2 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 Phase #2 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 Phase #2 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 Phase #2 Improvements and Administrative Expenses is set forth in the Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Assessments.

Delinquent Phase #2 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 Phase #2 Assessed Property subject to an Assessment may prepay the Phase #2 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 Phase #2 Assessed Property, including without limitation

such Landowners' obligations related to payment of the Phase #2 Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Phase #2 Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowners, as the owners of each parcel of Phase #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. Phase #2 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 Phase #2 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 Phase #2 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 Phase #2 Assessments by the City.

Section 12. Filing in Land Records. The City Secretary or the Assistant City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Phase #2 Assessment Roll – Phase #2 Improvements, 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 or the Assistant 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 Phase #2 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 10th day of June, 2025.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, 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 PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

SERVICE AND ASSESSMENT PLAN

November 9, 2021

As Updated for Phase #2 on June 10, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On August 10, 2021, the City Council of the City of Celina, Texas passed and approved Resolution No. 2021-58R (filed in the real property records of Collin County, Texas as Document No. 20210817001660740 on August 17, 2021) approving and authorizing the creation of The Parks at Wilson Creek Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in the PID (the “Authorized Improvements”), all of which is located within the City of Celina.

The property within the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property within the PID is developed. Assessments will be imposed on the property for the public improvements to be constructed.

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 Parks at Wilson 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: (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements, and (3) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. 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 within 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 assessment 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 G, Appendix H, Appendix I, Appendix J, and Appendix K in 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, 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, County permit fees, development fees), insurance premiums, and 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” means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, Additional Interest shall be charged as described in Section V.G.

“Additional Interest Component” means the amount collected by application of the Additional Interest.

“Additional Interest Reserve” has the meaning set forth in Section V.G of this Service and Assessment Plan.

“Additional Major Improvements” mean the Authorized Improvements described in Section III.C that benefit all Assessed Property within the PID and that are constructed after the Initial Major Improvements. Although subject to change, current plans anticipate that the Additional Major Improvements will be constructed with the development of Phases #2 through #5.

“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'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. 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 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.

“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 G, Appendix H, Appendix I, Appendix J, and Appendix K, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) when applicable, 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 all Parcels within Phase #1 and Phase #2 of 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 Major Improvement Area Assessment Roll - Initial Major Improvements, the Major Improvement Area Assessment Roll - Additional Major Improvements, the Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements, the Phase #1 Assessment Roll - Additional Major Improvements, and the Phase #2 Assessment Roll – Phase #2 Improvements, 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 Section III of this Service and Assessment Plan and authorized under 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.

“Certificate 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.

“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 The Parks at Wilson Creek, L.P., a Texas limited partnership, and any successor owner of the Property or any portion thereof with an obligation to construct all or a portion of the Authorized Improvements.

“Development Agreement” means that certain *Development Agreement (The Parks at Wilson Creek)*, effective as of January 13, 2015 and recorded as Document No. 20150126000084070 on January 26, 2015 in the real property records of Collin County, Texas, between the Issuer and The Parks at Wilson Creek, L.P., a Texas limited partnership, as amended and restated by that certain *Amended and Restated Development Agreement (The Parks at Wilson Creek)*, effective on September 8, 2015 and recorded as Document No. 20150917001181960 on September 17, 2015 in the real property records of Collin County, Texas; and as further amended by that certain *First*

Amendment to the Amended and Restated Development Agreement (The Parks at Wilson Creek), effective on October 8, 2019 and recorded as Document No. 20191021001322210 on October 21, 2019 in the real property records of Collin County, Texas; and that certain *Second Amendment to the Amended and Restated Development Agreement (The Parks at Wilson Creek)* effective on September 14, 2021 and recorded as Document No. 20210923001945090 on September 23, 2021 in the real property records of Collin County, Texas, as the same may be amended from time to time.

“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 F attached hereto.

“Future Major Improvements” mean Authorized Improvements that benefit all Assessed Property within the PID and that are constructed after the Additional Major Improvements. Although subject to change, current plans anticipate that any Future Major Improvements will be constructed with the development of Phases #6 through #8.

“Future Phases” means Phases that are fully developed after Phase #1, as such areas are generally depicted and described 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.

“Initial Major Improvements” mean the Authorized Improvements described in Section III.B that benefit all Assessed Property within the PID and that are constructed concurrently with Phase #1.

“Initial Major Improvement Area Bonds” mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (The Parks at Wilson Creek Public Improvement District Initial Major Improvements Project) that are secured by the portion of the Major Improvement Area Assessment Revenues related to the Initial Major Improvements and collected as shown on the Major Improvement Area Assessment Roll - Initial Major Improvements attached as Appendix G.

“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 F. 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 Improvement Area” or “MIA” 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.

“Major Improvement Area Assessed Property” means, for any year, all Parcels within the PID other than (a) Non-Benefited Property and (b) Parcels within Phase #1.

“Major Improvement Area Assessments - Additional Major Improvements” means an assessment levied against a Parcel in the Major Improvement Area imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll - Additional Major Improvements attached hereto as Appendix H, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Major Improvement Area Assessments - Initial Major Improvements” means an assessment levied against a Parcel in the Major Improvement Area imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll - Initial Major Improvements attached hereto as Appendix G, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Major Improvement Area Assessment Revenues” mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Initial Major Improvements, Additional Major Improvements, and Future Major Improvements.

“Major Improvement Area Assessment Roll - Additional Major Improvements” 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 Bonds or in connection with any Annual Service Plan Update.

“Major Improvement Area Assessment Roll - Initial Major Improvements” 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.

“Major Improvement Area Projects” mean (i) the Initial Major Improvements allocable to the Major Improvement Area, (ii) the Additional Major Improvements allocable to the Major Improvement Area, and (iii) Future Major Improvements, if any, allocable to the Major Improvement Area.

“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 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 Phased PID Bonds for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefits 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 I.

“Phase #1 Assessed Property” means all Parcels within Phase #1 other than Non-Benefited Property and shown in either the Phase #1 Assessment Roll - Additional Major Improvements or the Phase #1 Assessment Roll – Phase #1 Improvements and Initial Major Improvements against which an Assessment relating to the Phase #1 Projects is levied.

“Phase #1 Assessments - Phase #1 Improvements and Initial Major Improvements” means an assessment levied against a Parcel in Phase #1 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements attached hereto as Appendix I, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phase #1 Assessments - Additional Major Improvements” means an assessment levied against a Parcel in Phase #1 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #1 Assessment Roll - Additional Major Improvements attached hereto as Appendix J, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phases #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 - Additional Major Improvements” 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 Bonds or in connection with any Annual Service Plan Update.

“Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements” 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 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 (The Parks at Wilson Creek Public Improvement District Phase #1 Project)" that are secured by the portion of the Phase #1 Assessment Revenues related to the Phase #1 Improvements and Initial Major Improvements and collected as shown on the Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements attached as Appendix I.

“Phase #1 Improvements” mean the Authorized Improvements which only benefit Phase #1 Assessed Property, which are described in Section III.D.

“Phase #1 Maximum Assessment Per Unit” means for Phase #1, an Assessment per unit for Phase #1 Projects for each applicable Lot Type as follows:

Lot Type 2 (60 Ft) - \$45,737.73

Lot Type 3 (50 Ft) - \$39,500.77

Lot Type 4 (40 Ft) - \$35,342.79

“Phase #1 Projects” mean (i) the Phase #1 Improvements, (ii) the pro rata portion of the Initial Major Improvements allocable to Phase #1, (iii) the pro rata portion of the Additional Major Improvements allocable to Phase #1, and (iv) the pro rata portion of the Future Major Improvements, if any, allocable to Phase #1.

“Phase #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 K.

“Phase #2 Assessed Property” means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll – Phase #2 Improvements against which an Assessment relating to the Phase #2 Improvements is levied.

“Phase #2 Assessments – Phase #2 Improvements” means an assessment levied against a Parcel in Phase #2 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #2 Assessment Roll – Phase #2 Improvements attached hereto as Appendix K, as subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phases #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 the Phase #2 Improvements.

“Phase #2 Assessment Roll – Phase #2 Improvements” 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 Bonds or in connection with any Annual Service Plan Update.

“Phase #2 Improvements” mean the Authorized Improvements which only benefit Phase #2 Assessed Property, which are described in Section III.E.

“Phase #2 Maximum Assessment Per Unit” means for Phase #2, an Assessment per unit for Phase #2 Improvements and Phase #2’s allocable share of the Assessment per unit for the Major Improvement Area Projects for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - \$82,270.10
Lot Type 2 (60 Ft) - \$66,717.27
Lot Type 3 (50 Ft) - \$55,597.72
Lot Type 4 (40 Ft) - \$44,478.18

“Phased PID Bonds” mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Phase. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Phase in question.

“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, 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 Amended and Restated PID Reimbursement Agreement - The Parks at Wilson Creek, dated May 13, 2025, by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer with interest as permitted by the PID Act solely from Assessment Revenues and/or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

“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.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

“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.

“Zoning Ordinance” means Ordinance No. 2016-07 adopted by the City Council on February 9, 2016, as amended by Ordinance No. 2019-43 adopted by the City Council on October 8, 2019, which ordinances established the permitted uses of, and standards for, the development of the property within the PID.

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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 646.967 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan and more fully described in Appendix C-1.

At completion, the PID is expected to consist of approximately 2,136 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The residential property within the PID was originally proposed to be developed as shown in Table II-A.1.

Table II-A.1
Proposed Development - Original

Proposed Development	Quantity	Measurement
Single-family - 74 Ft	271	Units
Single-family - 60 Ft	698	Units
Single-family - 50 Ft	1,012	Units
Single-family - 40 Ft	183	Units
Total	2,164	Units

The residential property within the PID was updated in 2025 and is now proposed to be developed as shown in Table II-A.2.

Table II-A.2
Proposed Development – Revised 2025

Proposed Development	Quantity	Measurement
Single-family - 74 Ft	273	Units
Single-family - 65 Ft	71	Units
Single-family - 60 Ft	643	Units
Single-family - 55 Ft	99	Units
Single-family - 50 Ft	867	Units
Single-family - 40 Ft	183	Units
Total	2,136	Units

B. PROPERTY INCLUDED IN THE MAJOR IMPROVEMENT AREA

The Major Improvement Area consists of approximately 537.7543 acres and are projected to consist of approximately 1,778 residential units. A map of the property within the Major Improvement Area is shown in Appendix A and more fully described in Appendix C-2.

The property within the Major Improvement Area was originally proposed to be developed as shown in Table II-B.1.

Table II-B.1
Proposed Development - Major Improvement Area - Original

Proposed Development	Quantity	Measurement
Single-family - 74 Ft	271	Units
Single-family - 60 Ft	598	Units
Single-family - 50 Ft	880	Units
Single-family - 40 Ft	57	Units
Total	1,806	Units

The property within the Major Improvement Area was updated in 2025 and is now proposed to be developed as shown in Table II-B.2.

Table II-B.2
**Proposed Development – Major Improvement Area –
Revised 2025**

Proposed Development	Quantity	Measurement
Single-family - 74 Ft	273	Units
Single-family - 65 Ft	71	Units
Single-family - 60 Ft	543	Units
Single-family - 55 Ft	99	Units
Single-family - 50 Ft	735	Units
Single-family - 40 Ft	57	Units
Total	1,778	Units

C. PROPERTY INCLUDED IN PHASE #1

Phase #1 consists of approximately 109.2127 acres and is projected to consist of 358 single family residential units, to be developed as Phase #1, as further described in Section III.D. A map of the property within Phase #1 is shown in Appendix A and more fully described in Appendix C-3.

The property within Phase #1 is proposed to be developed as shown in Table II-C

Table II-C
Proposed Development - Phase #1

Proposed Development	Quantity	Measurement
Single-family - 74 Ft	-	Units
Single-family - 60 Ft	100	Units
Single-family - 50 Ft	132	Units
Single-family - 40 Ft	126	Units
Total	358	Units

D. PROPERTY INCLUDED IN PHASE #2

Phase #2 consists of approximately 133.904 acres and is projected to consist of 387 single family residential units, to be developed as Phase #2, as further described in Section III.D. A map of the property within Phase #2 is shown in Appendix A and more fully described in Appendix C-4.

The property within Phase #2 is proposed to be developed as shown in Table II-D.

Table II-D
Proposed Development - Phase #2

Proposed Development	Quantity	Measurement
Single-family - 74 Ft	84	Units
Single-family - 60 Ft	114	Units
Single-family - 50 Ft	132	Units
Single-family - 40 Ft	57	Units
Total	387	Units

E. PROPERTY INCLUDED IN FUTURE PHASES

As Future Phases are developed, additional Bonds, including Phased PID Bonds, may be issued or assessments may be levied. In connection with levy of additional assessments or the issuance of additional Bonds, this Service and Assessment Plan will be updated to add additional details of each new Phase(s) as shown for Phase #1 and Phase #2 in Section II.C and Section II.D, respectively. 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 G, Appendix H, Appendix I, Appendix J, and Appendix K.

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, Section III.C, Section III.D, and Section III.E, below and shown in the opinion of probable costs shown in Appendix B and on the diagrams included as Appendix D 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. Tables included in this Section may be rounded to the nearest whole dollar.

B. DESCRIPTIONS AND BUDGETED COSTS OF INITIAL MAJOR IMPROVEMENTS

The construction of the Initial Major Improvements to be constructed concurrently with the development of Phase #1 that benefit all of the Assessed Property within the PID commenced August 2021 and was completed and accepted by the City in January 2023. The Budgeted 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. Each of Phase #1, Phase #2, and the Major Improvement Area will be proportionally allocated the Budgeted Costs of the Initial Major Improvements, as shown on Table III-A on the following page.

The Initial Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Initial Major Improvements are shown in Table III-A 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 Initial Major Improvements follows:

Roadway Improvements

The roadway portion of the Initial Major Improvements includes, clearing, grubbing, excavation of streets and right of way, construction of moisture and lime treated subgrade and reinforced concrete street pavements, removal of existing curb or pavement asphalt street pavements, removal of existing curb or pavement, bridges, deceleration lanes, turn lanes, sidewalks, trails, retaining walls, median landscaping, signage and traffic control devices, and the acquisition of related right-of-way for such roadway improvements including an allocable share of perimeter road improvements, for the benefit of the Assessed Property. All roadway improvements 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 distribution system portion of the Initial Major Improvements includes water mains of various diameters, generally 8-18 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances, including trench safety, for the benefit of the Assessed Property. All water 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 collection system portion of the Initial Major Improvements includes sanitary sewer mains of various diameters, generally PVC pipe 8-27 inches, manholes, lift stations, service lines, clean-outs, and other sewer main appurtenances, including trench safety, for the benefit of

the Assessed Property. All sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage collection system portion of the Initial Major Improvements includes pre-development erosion control, silt fences, rock check dams, drainage structures, various size reinforced concrete pipes, reinforced concrete box culverts, curb inlets, headwalls, retention basins, detention structures and trench safety for the benefit of the Assessed Property. All storm drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Initial Major Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, contingency and expenses incurred in the establishment, administration and operation of the PID.

Table III-A
Estimated Initial Major Improvement Costs

Authorized Improvements	Original Total Major Improvement Costs	Budget Revisions	Revised Total Major Improvement Costs	Major Improvements Allocated to Phase #1¹	Major Improvements Allocated to MIA
Roadway Improvements ²	\$8,036,365	(\$1,005,516)	\$7,030,849	\$1,083,007	\$5,947,842
Water Improvements	\$520,974	\$167,324	\$688,298	\$106,023	\$582,275
Sanitary Sewer Improvements	\$596,674	\$286,563	\$883,237	\$136,051	\$747,186
Storm Drainage Improvements	\$1,391,540	(\$72,429)	\$1,319,111	\$203,191	\$1,115,920
Other Soft and Miscellaneous Costs	\$1,077,190	\$673,664	\$1,750,854	\$269,695	\$1,481,159
Total Authorized Improvements	\$11,622,743	\$49,606	\$11,672,349	\$1,797,967	\$9,874,382

Note: Costs provided by Kimley Horn. 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 related Assessment amount does not change.

¹See Table V-A for allocation of Initial Major Improvements to Phase #1.

²Includes right-of-way acquisition.

C. DESCRIPTIONS AND COSTS OF ADDITIONAL MAJOR IMPROVEMENTS

Construction of the Additional Major Improvements that benefit all of the Assessed Property within the PID is concurrently planned to occur as Phases #2 through #5 are developed; and, such construction commenced in 2023 and is expected to be completed within 60 months after commencement. 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. Each of Phase #1 and the Major Improvement Area will be proportionally allocated the Budgeted Costs of the Additional Major Improvements, as shown on Table III-B.

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 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 Additional Major Improvements follows:

Roadway Improvements

The roadway portion of the Additional Major Improvements includes clearing, grubbing, excavation of streets and right of way, construction of moisture and lime treated subgrade and reinforced concrete street pavements, removal of existing curb or pavement asphalt street pavements, removal of existing curb or pavement, bridges, deceleration lanes, turn lanes, sidewalks, trails, retaining walls, median landscaping, signage and traffic control devices, and the acquisition of related right-of-way for such roadway improvements including an allocable share of perimeter road improvements for the benefit of the Assessed Property. All roadway improvements 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 distribution system portion of the Additional Major Improvements includes water mains of various diameters, generally 8-18 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances, including trench safety, for the benefit of the Assessed Property. All water 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 collection system portion of the Additional Major Improvements includes sanitary sewer mains of various diameters, generally PVC pipe 8-27 inches, manholes, lift stations, service lines, clean-outs, and other sewer main appurtenances, including trench safety, for the benefit of the Assessed Property. All sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage collection system portion of the Additional Major Improvements includes pre-development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size reinforced concrete pipes, reinforced concrete box culverts, curb inlets, headwalls, retention basins, detention structures and trench safety for the benefit of the Assessed Property. All storm drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Additional Major Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, contingency and expenses incurred in the establishment, administration and operation of the PID.

Table III-B
Estimated Additional Major Improvement Costs

Authorized Improvements	Original Additional Major Improvement Costs	Additional Major Improvements Allocated to Phase #1¹	Additional Major Improvements Allocated to MIA
Roadway Improvements	\$8,755,343	\$1,348,642	\$7,406,701
Water Improvements	\$831,668	\$128,107	\$703,561
Sanitary Sewer Improvements	\$437,369	\$67,371	\$369,998
Storm Drainage Improvements	\$3,176,010	\$489,221	\$2,686,789
Other Soft and Miscellaneous Costs	\$1,906,752	\$293,709	\$1,613,043
Total Authorized Improvements	\$15,107,142	\$2,327,050	\$12,780,092

Note: Costs provided by Kimley Horn. 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 related Assessment amount does not change.

¹See Table V-A for allocation of Additional Major Improvements to Phase #1.

D. DESCRIPTIONS AND COSTS OF PHASE #1 IMPROVEMENTS

The construction of the Phase #1 Improvements that benefit the Phase #1 Assessed Property commenced August 2021 and was completed by the end of 4Q 2022. 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 Budgeted Costs of the Initial Major Improvements, the proportionate share of the Budgeted Costs of the Additional Major Improvements, and the Budgeted Costs of the Phases #1 Improvements. The Budgeted Costs of the Phase #1 Projects are shown in Table III-C 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 Initial Major Improvements and the Additional Major Improvements that are a portion of the Phase #1 Projects can be found in Section III.B and Section III.C, respectively.

Roadway Improvements

The roadway portion of the Phase #1 Improvements includes clearing, grubbing, excavation of streets and right of way, construction of moisture and lime treated subgrade and reinforced concrete street pavements, removal of existing curb or pavement asphalt street pavements, removal of existing curb or pavement, bridges, deceleration lanes, turn lanes, sidewalks, trails, retaining walls,

median landscaping, signage and traffic control devices, and the acquisition of related right-of-way for such roadway improvements, for the benefit of the Phase #1 Assessed Property. All roadway improvements 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 distribution system portion of the Phase #1 Improvements include PVC waterlines, various gate valves and boxes, fire hydrants, and tapping sleeves, service lines and other water line appurtenances for the benefit of the Phase #1 Assessed Property. All water 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 collection system portion of the Phase #1 Improvements includes PVC pipes, manholes, service lines, clean-outs, concrete encasements, and other sewer line appurtenances and trench safety for the benefit of the Phase #1 Assessed Property. All sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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, drainage structures, various size reinforced concrete pipes, reinforced concrete box culverts, curb inlets, headwalls, retention and detention structures and trench safety for the benefit of the Phase #1 Assessed Property. All storm drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Phase #1 Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, and contingency.

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Table III-C
Estimated Phase #1 Costs

Authorized Improvements	Phase #1 Improvements¹	Proportional Share of Initial Major Improvements¹	Subtotal Phase #1 Projects (Bonded)¹	Proportional Share of Additional Major Improvements (Reimbursable)²	Total Phase #1 Projects
Road Improvements	\$3,769,188	\$1,083,007	\$4,852,195	\$1,348,642	\$6,200,836
Water Improvements	\$1,303,352	\$106,023	\$1,409,375	\$128,107	\$1,537,482
Sanitary Sewer Improvements	\$979,387	\$136,051	\$1,115,438	\$67,371	\$1,182,808
Storm Drainage Improvements	\$1,021,742	\$203,191	\$1,224,933	\$489,221	\$1,714,154
Other Soft and Miscellaneous Costs	\$1,580,567	\$269,695	\$1,850,263	\$293,709	\$2,143,972
Total Authorized Improvements	\$8,654,236	\$1,797,967	\$10,452,203	\$2,327,050	\$12,779,253

Note: Costs provided by Kimley Horn. 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 related Assessment amount does not change.

¹See Table III-A. A portion is anticipated to be funded with Phase #1 Bonds and the remaining portion is anticipated to be financed under the Reimbursement Agreement.

²See Table III-B. Anticipated to be funded as set forth in Schedule I to the Reimbursement Agreement.

E. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The construction of the Phase #2 Improvements that benefit the Phase #2 Assessed Property commenced in 1Q 2024 and are anticipated to be completed by the end of 3Q 2025. The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #2 Improvements are shown in Table III-D 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 #2 Improvements are as follows.

Roadway Improvements

The roadway portion of the Phase #2 Improvements includes clearing, grubbing, excavation of streets, construction of moisture and lime treated subgrade and reinforced concrete street pavements, removal of existing curb or pavement asphalt street pavements, removal of existing curb or pavement, bridges, deceleration lanes, turn lanes, sidewalks, trails, retaining walls, median landscaping, signage and traffic control devices, for the benefit of the Phase #2 Assessed Property. All roadway improvements 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 distribution system portion of the Phase #2 Improvements include PVC waterlines, various gate valves and boxes, fire hydrants, and tapping sleeves, service lines and other water line appurtenances for the benefit of the Phase #2 Assessed Property. All water 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 collection system portion of the Phase #2 Improvements includes PVC pipes, manholes, service lines, clean-outs, concrete encasements, and other sewer line appurtenances and trench safety for the benefit of the Phase #2 Assessed Property. All sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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, drainage structures, various size reinforced concrete pipes, reinforced concrete box culverts, curb inlets, headwalls, retention and detention structures and trench safety for the benefit of the Phase #2 Assessed Property. All storm drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Phase #2 Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, and contingency.

Table III-D
Estimated Phase #2 Costs

Authorized Improvements	Phase #2 Improvements¹
Road Improvements	\$7,013,904
Water Improvements	\$2,430,168
Sanitary Sewer Improvements	\$2,283,594
Storm Drainage Improvements	\$2,807,145
Other Soft and Miscellaneous Costs ²	\$4,939,455
Total Authorized Improvements	\$19,474,266

Note: Costs provided by Kimley Horn. The figures shown in Table III-D may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total related Assessment amount does not change.

¹See Table III-D. Anticipated to be funded as set forth in Schedule I to the Reimbursement Agreement.

²The costs shown herein include estimated bond issuance costs. The Assessment related to the estimated bond issuance costs will be reduced if bonds are not issued within 5 years of levy, unless otherwise extended by the City.

F. FUTURE PHASES AND FUTURE MAJOR IMPROVEMENTS

As Phases are developed, this Service and Assessment Plan will be amended to identify the specific Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Assessed Property within the PID and that will be constructed with the development of Phases #6 through #8 (e.g. a Table III-E will be added to show the costs for the specific Authorized Improvements financed within the specific Phase being developed or the tables above will be updated to reflect the allocation of the costs of the Future Major Improvements, as applicable.)

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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. Construction of the Phase #1 Improvements and the Initial Major Improvements commenced in August 2021, and construction of the Phase #1 Improvements and the Initial Major Improvements were completed and accepted by the City in January 2023. Construction of the Additional Major Improvements commenced in 2023 and is expected to be completed within 60 months after commencement. Construction of the Phase #2 Improvements commenced in 1Q 2024, and it is anticipated that construction of the Phase #2 Improvements will be completed by 2Q 2025.

The original Budgeted Costs for the Major Improvement Area's pro rata portion of Initial Major Improvements and Additional Major Improvements plus costs related to the issuance of the Initial Major Improvement Area Bonds and payment of its allocated portion of the expenses incurred in the establishment, administration and operation of the PID was \$25,384,092 as shown in Table IV-A.1. The revised Budgeted Costs for the Major Improvement Area's pro rata portion of Initial Major Improvements and Additional Major Improvements plus costs related to the issuance of the Initial Major Improvement Area Bonds and payment of its allocated portion of the expenses incurred in the establishment, administration and operation of the PID are \$25,426,057 as shown in Table IV-A.2.

The original Budgeted Costs for Phase #1 Improvements, Phase #1's pro rata portion of Initial Major Improvements, Phase #1's pro rata portion of Additional Major Improvements plus costs related to the issuance of the Phase #1 Bonds and payment of its allocated portion of the expenses incurred in the establishment, administration and operation of the PID was \$14,318,463 as shown in Table IV-B.1. The revised Budgeted Costs for Phase #1 Improvements, Phase #1's pro rata portion of Initial Major Improvements, Phase #1's pro rata portion of Additional Major Improvements plus costs related to the issuance of the Phase #1 Bonds and payment of its allocated portion of the expenses incurred in the establishment, administration and operation of the PID are \$14,326,104 as shown in Table IV-B.2.

The Budgeted Costs for Phase #2 Improvements and payment of expenses incurred in the administration and operation of the PID allocable to Phase #2 is \$19,524,266 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 , this Service and Assessment Plan will be amended to provide updated information on the Authorized Improvements, which may include Authorized

Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID (e.g. a table will be added for Phase #3, etc.).

Major Improvement Area

Table IV-A.1 below shows the original sources and uses of: (i) the Initial Major Improvement Area Bonds for the Major Improvement Area's pro-rata share of the costs of the Initial Major Improvements, and (ii) the obligation under the Reimbursement Agreement for the Major Improvement Area's pro-rata portion of the costs of the Additional Major Improvements. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-A.1
Sources and Uses - Major Improvement Area - Original

Sources of Funds	Initial Major Improvement Area Bonds	Major Improvement Area Reimbursement Agreement Obligation for Additional Major Improvements	Total
Par Amount	\$12,604,000	\$0	\$12,604,000
Assessments	\$0	\$12,780,092	\$12,780,092
Other Funding Sources	\$0	\$0	\$0
Total Sources	\$12,604,000	\$12,780,092	\$25,384,092
Uses of Funds			
<u>Initial Major Improvements:</u>			
Road Improvements	\$6,798,472	\$0	\$6,798,472
Water Improvements	\$440,725	\$0	\$440,725
Sanitary Sewer Improvements	\$504,765	\$0	\$504,765
Storm Drainage Improvements	\$1,177,192	\$0	\$1,177,192
Other Soft and Miscellaneous Costs	\$911,263	\$0	\$911,263
<i>Subtotal</i>	<i>\$9,832,417</i>	<i>\$0</i>	<i>\$9,832,417</i>
<u>Additional Major Improvements:</u>			
Road Improvements	\$0	\$7,406,701	\$7,406,701
Water Improvements	\$0	\$703,561	\$703,561
Sanitary Sewer Improvements	\$0	\$369,998	\$369,998
Storm Drainage Improvements	\$0	\$2,686,789	\$2,686,789
Other Soft and Miscellaneous Costs	\$0	\$1,613,043	\$1,613,043
<i>Subtotal</i>	<i>\$0</i>	<i>\$12,780,092</i>	<i>\$12,780,092</i>
<u>Bond Issuance Costs:</u>			
Cost of Issuance	\$606,031	\$0	\$606,031
Capitalized Interest	\$940,242	\$0	\$940,242
Reserve Fund	\$817,190	\$0	\$817,190
Administrative Expense	\$30,000	\$0	\$30,000
Underwriters Discount	\$378,120	\$0	\$378,120
<i>Subtotal</i>	<i>\$2,771,583</i>	<i>\$0</i>	<i>\$2,771,583</i>
Total Uses	\$12,604,000	\$12,780,092	\$25,384,092

Table IV-A.2 below shows the revised sources and uses of: (i) the Initial Major Improvement Area Bonds for the Major Improvement Area's pro-rata share of the costs of the Initial Major Improvements, and (ii) the obligation under the Reimbursement Agreement for the Major Improvement Area's pro-rata portion of the costs of the Additional Major Improvements. Tables included in this Section may be rounded to the nearest whole dollar.

Table IV-A.2
Sources and Uses – Major Improvement Area – Revised 2025

Sources of Funds	Initial Major Improvement Area Bonds	Major Improvement Area Reimbursement Agreement Obligation for Additional Major Improvements	Total
Par Amount	\$12,604,000	\$0	\$12,604,000
Assessments	\$0	\$12,780,092	\$12,780,092
Other Funding Sources	\$41,965	\$0	\$41,965
Total Sources	\$12,645,965	\$12,780,092	\$25,426,057
Uses of Funds			
<u>Major Improvements:</u>			
Road Improvements	\$5,947,842	\$0	\$5,947,842
Water Improvements	\$582,275	\$0	\$582,275
Sanitary Sewer Improvements	\$747,186	\$0	\$747,186
Storm Drainage Improvements	\$1,115,920	\$0	\$1,115,920
Other Soft and Miscellaneous Costs	\$1,481,159	\$0	\$1,481,159
<i>Subtotal</i>	<i>\$9,874,382</i>	<i>\$0</i>	<i>\$9,874,382</i>
<u>Additional Major Improvements:</u>			
Road Improvements	\$0	\$7,406,701	\$7,406,701
Water Improvements	\$0	\$703,561	\$703,561
Sanitary Sewer Improvements	\$0	\$369,998	\$369,998
Storm Drainage Improvements	\$0	\$2,686,789	\$2,686,789
Other Soft and Miscellaneous Costs	\$0	\$1,613,043	\$1,613,043
<i>Subtotal</i>	<i>\$0</i>	<i>\$12,780,092</i>	<i>\$12,780,092</i>
<u>Bond Issuance Costs:</u>			
Cost of Issuance	\$606,031	\$0	\$606,031
Capitalized Interest	\$940,242	\$0	\$940,242
Reserve Fund	\$817,190	\$0	\$817,190
Administrative Expense	\$30,000	\$0	\$30,000
Underwriters Discount	\$378,120	\$0	\$378,120
<i>Subtotal</i>	<i>\$2,771,583</i>	<i>\$0</i>	<i>\$2,771,583</i>
Total Uses	\$12,645,965	\$12,780,092	\$25,426,057

The Initial Major Improvement Area Bonds were issued in 2021 to finance the Major Improvement Area's proportionate share of the Initial Major Improvements, including costs to issue the Initial Major Improvement Area Bonds. The Major Improvement Area's proportionate share of the Additional Major Improvements are being financed under the Reimbursement Agreement.

Phase #1

Table IV-B.1 on the following page shows the original sources and uses of: (i) the Phase #1 Bonds for a portion of the Phase #1 Improvements and Phase #1's pro-rata share of the costs of the Initial Major Improvements, (ii) the obligation under the Reimbursement Agreement for a portion of the Phase #1 Improvements and (iii) the obligation under the Reimbursement Agreement for Phase #1's pro-rata share of the costs of the Additional Major Improvements. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-B.1
Sources and Uses - Phase #1 - Original

Sources of Funds	Phase #1 Bonds	Phase #1 Reimbursement Agreement Obligation for Phase #1 Improvements	Phase #1 Reimbursement Agreement Obligation for Additional Major Improvements	Total
Par Amount	\$7,373,000	\$0	\$0	\$7,373,000
Bond Premium	\$77,396	\$0	\$0	\$77,396
Assessments	\$0	\$4,541,017	\$2,327,050	\$6,868,067
Other Funding Sources	\$0	\$0	\$0	\$0
Total Sources	\$7,450,396	\$4,541,017	\$2,327,050	\$14,318,463
Uses of Funds				
<u>Initial Major Improvements:</u>				
Road Improvements	\$1,237,893	\$0	\$0	\$1,237,893
Water Improvements	\$80,249	\$0	\$0	\$80,249
Sanitary Sewer Improvements	\$91,910	\$0	\$0	\$91,910
Storm Drainage Improvements	\$214,348	\$0	\$0	\$214,348
Other Soft and Miscellaneous Costs	\$165,926	\$0	\$0	\$165,926
<i>Subtotal</i>	<i>\$1,790,326</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,790,326</i>
<u>Additional Major Improvements:</u>				
Road Improvements	\$0	\$0	\$1,348,642	\$1,348,642
Water Improvements	\$0	\$0	\$128,107	\$128,107
Sanitary Sewer Improvements	\$0	\$0	\$67,371	\$67,371
Storm Drainage Improvements	\$0	\$0	\$489,221	\$489,221
Other Soft and Miscellaneous Costs	\$0	\$0	\$293,709	\$293,709
<i>Subtotal</i>	<i>\$0</i>	<i>\$0</i>	<i>\$2,327,050</i>	<i>\$2,327,050</i>
<u>Phase #1 Improvements:</u>				
Road Improvements	\$1,791,434	\$1,977,754	\$0	\$3,769,188
Water Improvements	\$619,462	\$683,890	\$0	\$1,303,352
Sanitary Sewer Improvements	\$465,487	\$513,900	\$0	\$979,387
Storm Drainage Improvements	\$485,618	\$536,124	\$0	\$1,021,742
Other Soft and Miscellaneous Costs	\$751,218	\$829,349	\$0	\$1,580,567
<i>Subtotal</i>	<i>\$4,113,219</i>	<i>\$4,541,017</i>	<i>\$0</i>	<i>\$8,654,236</i>
<u>Bond Issuance Costs:</u>				
Cost of Issuance	\$387,043	\$0	\$0	\$387,043
Capitalized Interest	\$467,658	\$0	\$0	\$467,658
Reserve Fund	\$440,960	\$0	\$0	\$440,960
Administrative Expense	\$30,000	\$0	\$0	\$30,000
Underwriters Discount	\$221,190	\$0	\$0	\$221,190
<i>Subtotal</i>	<i>\$1,546,851</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,546,851</i>
Total Uses	\$7,450,396	\$4,541,017	\$2,327,050	\$14,318,463

Table IV-B.2 on the following page shows the revised sources and uses of: (i) the Phase #1 Bonds for a portion of the Phase #1 Improvements and Phase #1's pro-rata share of the costs of the Initial Major Improvements, (ii) the obligation under the Reimbursement Agreement for a portion of the Phase #1 Improvements and (iii) the obligation under the Reimbursement Agreement for Phase #1's pro-rata share of the costs of the Additional Major Improvements. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-B.2
Sources and Uses – Phase #1 – Revised 2025

Sources of Funds	Phase #1 Bonds	Phase #1 Reimbursement Agreement (Phase #1)	Phase #1 Reimbursement Agreement (MI)	Total
Par Amount	\$7,373,000	\$0	\$0	\$7,373,000
Bond Premium	\$77,396	\$0	\$0	\$77,396
Assessments	\$0	\$4,541,017	\$2,327,050	\$6,868,067
Other Funding Sources	\$7,641	\$0	\$0	\$7,641
Total Sources	\$7,458,037	\$4,541,017	\$2,327,050	\$14,326,104
Uses of Funds				
<u>Major Improvements:</u>				
Road Improvements	\$1,083,007	\$0	\$0	\$1,083,007
Water Improvements	\$106,023	\$0	\$0	\$106,023
Sanitary Sewer Improvements	\$136,051	\$0	\$0	\$136,051
Storm Drainage Improvements	\$203,191	\$0	\$0	\$203,191
Other Soft and Miscellaneous Costs	\$269,695	\$0	\$0	\$269,695
<i>Subtotal</i>	<i>\$1,797,967</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,797,967</i>
<u>Additional Major Improvements:</u>				
Road Improvements	\$0	\$0	\$1,348,642	\$1,348,642
Water Improvements	\$0	\$0	\$128,107	\$128,107
Sanitary Sewer Improvements	\$0	\$0	\$67,371	\$67,371
Storm Drainage Improvements	\$0	\$0	\$489,221	\$489,221
Other Soft and Miscellaneous Costs	\$0	\$0	\$293,709	\$293,709
<i>Subtotal</i>	<i>\$0</i>	<i>\$0</i>	<i>\$2,327,050</i>	<i>\$2,327,050</i>
<u>Phase #1 Improvements:</u>				
Road Improvements	\$1,791,434	\$1,977,754	\$0	\$3,769,188
Water Improvements	\$619,462	\$683,890	\$0	\$1,303,352
Sanitary Sewer Improvements	\$465,487	\$513,900	\$0	\$979,387
Storm Drainage Improvements	\$485,618	\$536,124	\$0	\$1,021,742
Other Soft and Miscellaneous Costs	\$751,218	\$829,349	\$0	\$1,580,567
<i>Subtotal</i>	<i>\$4,113,219</i>	<i>\$4,541,017</i>	<i>\$0</i>	<i>\$8,654,236</i>
<u>Bond Issuance Costs:</u>				
Cost of Issuance	\$387,043	\$0	\$0	\$387,043
Capitalized Interest	\$467,658	\$0	\$0	\$467,658
Reserve Fund	\$440,960	\$0	\$0	\$440,960
Administrative Expense	\$30,000	\$0	\$0	\$30,000
Underwriters Discount	\$221,190	\$0	\$0	\$221,190
<i>Subtotal</i>	<i>\$1,546,851</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,546,851</i>
Total Uses	\$7,458,037	\$4,541,017	\$2,327,050	\$14,326,104

The Phase #1 Bonds were issued in 2021 to finance a portion of Phase #1's proportionate share of Initial Major Improvements and the Phase #1 Improvements, including costs to issue the Phase #1 Bonds. The remaining portion of the Phase #1 Improvements are being financed under the Reimbursement Agreement. Phase #1's proportionate share of the Additional Major Improvements are being financed under the Reimbursement Agreement.

Phase #2

Table IV-C shows the sources and uses of the obligation under the Reimbursement Agreement for the Phase #2 Improvements and other funding sources.

Table IV-C
Sources and Uses – Phase #2

Sources of Funds	Total Cost
Assessment Amount	\$19,524,266
Other Funding Sources	\$0
Total Sources	\$19,524,266
Uses of Funds	
<u>Phase #2 Improvements:</u>	
Road Improvements	\$7,013,904
Water Improvements	\$2,430,168
Sanitary Sewer Improvements	\$2,283,594
Storm Drainage Improvements	\$2,807,145
Other Soft and Miscellaneous Costs ¹	\$4,939,455
<i>Subtotal</i>	<i>\$19,474,266</i>
<u>Assessment Levy Related Costs:</u>	
Administrative Expense ²	\$50,000
<i>Subtotal</i>	<i>\$50,000</i>
Total Uses	\$19,524,266

¹The costs shown herein include estimated bond issuance costs. The Assessment related to the estimated bond issuance costs will be reduced if bonds are not issued within 5 years of levy, unless otherwise extended by the City.

²To be paid by the Developer.

B. ANNUAL PROJECTED COSTS AND INDEBTEDNESS

Major Improvement Area

The annual projected costs and annual projected indebtedness for the Major Improvement Area is shown in Table IV-D. 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.

Table IV-D
Annual Projected Costs and Annual Projected Indebtedness - Major Improvement Area

Year	Annual Projected Cost²	Annual Projected Indebtedness¹	Other Funding Sources	Projected MIA Annual Installments
2021-2024	\$25,384,092	\$25,384,092	\$0	\$4,332,612
2025	\$0	\$0	\$0	\$1,704,160
2026	\$0	\$0	\$0	\$1,704,149
2027	\$0	\$0	\$0	\$1,703,917
2028	\$0	\$0	\$0	\$1,704,652
2029	\$0	\$0	\$0	\$1,704,265
2030	\$0	\$0	\$0	\$1,703,754
2031	\$0	\$0	\$0	\$1,704,077
Total	\$25,384,092	\$25,384,092	\$0	\$16,261,586

¹Annual projected indebtedness represents the total assessment levied on the property.

²Annual projected costs represent 100% of the Budgeted Costs of the Major Improvement Area Projects in years 2021-2024, and 0% of the Budgeted Costs of the Major Improvement Area Projects in years 2025-2031.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the proportional share of Initial Major Improvements shown in Table III-A, the proportional share of the Additional Major 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.2. 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 by 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-E
Annual Projected Costs and Annual Projected Indebtedness - Phase #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #1 Annual Installments
2021-2024	\$14,318,463	\$14,318,463	\$0	\$2,482,803
2025	\$0	\$0	\$0	\$971,001
2026	\$0	\$0	\$0	\$970,239
2027	\$0	\$0	\$0	\$971,242
2028	\$0	\$0	\$0	\$970,722
2029	\$0	\$0	\$0	\$969,726
2030	\$0	\$0	\$0	\$969,253
2031	\$0	\$0	\$0	\$970,258
Total	\$14,318,463	\$14,318,463	\$0	\$9,275,244

¹Annual projected indebtedness represents the total assessment levied on the property.

²Annual projected costs represent 100% of the Budgeted Costs of the Phase #1 Initial Projects in years 2021-2024, and 0% of the Budgeted Costs of the Phase #1 Initial Projects in years 2025-2031.

The annual projected costs shown in Table IV-E are the annual expenditures relating to the Phase #1 Projects shown in Table III-C and the costs associated with setting up the PID and bond issuance costs including reserves shown in Table IV-B.2. 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 by Table IV-F. 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-F
Annual Projected Costs and Annual Projected Indebtedness – Phase #2

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #2 Annual Installments
2025	\$19,524,266	\$19,524,266	\$0	\$1,851,452
2026	\$0	\$0	\$0	\$1,898,147
2027	\$0	\$0	\$0	\$1,896,787
2028	\$0	\$0	\$0	\$1,894,505
2029	\$0	\$0	\$0	\$1,896,292
2030	\$0	\$0	\$0	\$1,896,749
2031	\$0	\$0	\$0	\$1,896,111
2032	\$0	\$0	\$0	\$1,898,966
Total	\$19,524,266	\$19,524,266	\$0	\$15,129,009

¹Annual projected costs represent 100% of the Budgeted Costs of the Phase #2 Improvements in year 1.

²Annual projected indebtedness represents the total assessment levied on the property.

The annual projected costs shown in Table IV-F are the annual expenditures relating to the Phase #2 Improvements shown in Table III-D. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Future Phases

As Future Phases are developed Table IV-G will be added to identify the Authorized Improvements to be financed by each new series of Bonds and/or under the Reimbursement Agreement and the projected indebtedness resulting from each additional series of Bonds and/or obligations under the Reimbursement Agreement.

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”). The PID Assessment Notice is attached hereto as Appendix E 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 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 Initial Major Improvement Area Bonds, the obligation related to the Additional Major Improvements under the Reimbursement Agreement, the obligation related to the Phase #1 portion of the Initial Major Improvements under the Reimbursement Agreement, the obligation related to the Phase #1 portion of the Additional Major Improvements under the Reimbursement Agreement incurred in 2021, the obligation related to the Phase #2 improvements under the Reimbursement Agreement incurred in 2025, and the levy of the Phase #2 Assessments – Phase #2 Improvements, subsequent financings under the Reimbursement Agreement and/or bond financings may be issued over the upcoming decade as the subsequent Future Phases 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.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Major Improvement Area Projects, Phase #1 Projects, and Phase #2 Improvements shall be allocated as described below:

1. The costs of the Phase #1 Projects shall be allocated to Phase #1 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 Initial Major Improvements and Additional Major Improvements are proportionally allocated to the Major Improvement Area Assessed Property and Phase #1 Assessed Property, based on estimated Equivalent Units calculated using the average home price for the Major Improvement Area Assessed Property, and the Phase #1 Assessed Property. The portion of the Initial Major Improvements and Additional Major Improvements allocable to the Major Improvement Area is allocated between Phase #2 and the Future Phases within the Major Improvement Area based on estimated Equivalent Units calculated using the average home price for the Major Improvement Area Assessed Property and the Phase #2 Assessed Property.
3. The Major Improvement Area Projects are allocated to each Parcel within the Major Improvement Area Assessed Property based on estimated Equivalent Units calculated using the average home price of each Lot Type.
4. The costs of the Phase #2 Improvements that only benefit Phase #2 shall be allocated to Phase #2 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.

Table V-A and V-B, provide the estimated allocation of costs of the Authorized Improvements constituting Initial Major Improvements and the estimated allocation of costs of the Authorized Improvements constituting Additional Major Improvements.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within the Future Phases will receive from the direct Authorized Improvements that will benefit each individual Phase or from Future Major Improvements, if any, and that are to be financed with Bonds and/or future obligations under the Reimbursement Agreement. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Initial Major Improvements, the Additional Major Improvements, the Phase #1 Improvements, and Phase #2 Improvements as applicable.

In connection with the issuance of future Bonds and/or future obligations under the Reimbursement Agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within the Future Phases receives from the specific Authorized Improvements funded with the issuance such Bonds and/or future obligations under the Reimbursement Agreement. 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 Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, and Phase #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, Phase #2 Assessed

Property, and Major Improvement Area Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Initial Major Improvements, the Additional Major Improvements, Phase #1 Improvements, and Phase #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 Bonds and/or future obligations under the Reimbursement Agreement, this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phases.

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 Tables IV-A.2, IV-B.2, and 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 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 MAJOR IMPROVEMENT COSTS TO ASSESSED PROPERTY

The Initial Major Improvements and Additional Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Initial Major Improvements and Additional Major Improvements must be allocated to all Assessed Property in the PID. Table V-A summarizes the allocation of Budgeted Costs of the Initial Major Improvements and Additional Major Improvements. The Budgeted Costs shown in Table V-A 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 358 residential units. As shown in Appendix F, the total Equivalent Units for Phase #1 is calculated as 274.00. The Major Improvement Area is projected to contain 1,806 residential units resulting in a total of 1,504.80 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in the PID is, therefore, calculated to be 1,778.80 (i.e., $274.00 + 1,504.80 = 1,778.80$). As a result, 15.40 percent of the Budgeted Costs of the Initial Major Improvements and Additional Major Improvements (i.e. $274.00 \div 1,778.80 = 15.40\%$) are allocated to the Phase #1 Assessed Property and 84.60 percent of the Budgeted Costs off the Initial Major Improvements and Additional Major Improvements (i.e., $1,504.80 \div 1,778.80 = 84.60\%$) are allocated to the Major Improvement Area Assessed Property. The Initial Major Improvement Area Bonds will fund the Major Improvement Area's proportionate share of the Budgeted Costs of the Initial Major Improvements, and the obligation related to the Additional Major Improvements under the Reimbursement Agreement will reimburse the Developer for the Major Improvement Area's proportionate share of the Budgeted Costs of the Additional Major Improvements. The Phase #1 Bonds will fund Phase #1's proportionate share of the Budgeted Costs of the Initial Major Improvements and the Phase #1 Improvements and the obligation related to the Additional Major Improvements under the Reimbursement Agreement will reimburse the Developer for Phase #1's proportionate share of the Budgeted Costs of the Additional Major Improvements.

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Table V-A
Allocation of Major Improvement Area Projects

Authorized Improvement	Initial Major Improvements	Additional Major Improvements
Roadway Improvements	\$7,030,849	\$8,755,343
Water Improvements	\$688,298	\$831,668
Sanitary Sewer Improvements	\$883,237	\$437,369
Storm Drainage Improvements	\$1,319,111	\$3,176,010
Other Soft and Miscellaneous Costs	\$1,750,854	\$1,906,752
Total Major Improvements	\$11,672,349	\$15,107,142
Phase #1		
Projected Equivalent Units	274.00	274.00
% of total units	15.40%	15.40%
Proportionate Share of Costs	\$1,797,967	\$2,327,050
Major Improvement Area		
Projected Equivalent Units	1,504.80	1,504.80
% of total units	84.60%	84.60%
Proportionate Share of Costs	\$9,874,382	\$12,780,092

As shown in Table V-A above, 84.60% of the costs of the Initial Major Improvements and the Additional Major Improvements have been allocated to the Major Improvement Area Assessed Property, which is composed of Phase #2 and the Future Phases. Phase #2 is projected to contain 387 residential units. As shown in Appendix F, the total Equivalent Units for Phase #2 is calculated as 296.47. The Future Phases are projected to contain 1,778 residential units resulting in a total of 1,207.83 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in Phase #2 and the Future Phases are, therefore, calculated to be 1,504.30 (i.e., 296.47 + 1,207.83 = 1,504.30). As a result, 80.29% of the portion of the Actual Costs of the Initial Major Improvements and the Additional Major Improvements allocable to the Major Improvement Area Assessed Property (i.e. $1,207.83 \div 1,504.30 = 80.29\%$) are allocated to Phase #2 Assessed Property and 19.71% of the portion of the Actual Costs of the Initial Major Improvements (i.e. $296.47 \div 1,504.30 = 19.71\%$) are allocated to the Future Phases.

Phase #2 is projected to contain 387 residential units. As shown in Appendix F, the total Equivalent Units for Phase #2 is calculated as 296.47. The Major Improvement Area is projected to contain 1,778 residential units resulting in a total of 1,207.83 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in the PID is, therefore, calculated to be 1,504.30 (i.e., 296.47 + 1,207.83 = 1,504.30). As a result, 19.71 percent of the Budgeted Costs of the Initial Major Improvements and Additional Major Improvements (i.e. $296.47 \div 1,504.30 = 19.71\%$) are allocated to the Phase #2 Assessed Property and 80.29 percent of the Budgeted Costs off the Initial Major Improvements and Additional Major Improvements (i.e., $1,207.83 \div 1,504.30 = 80.29\%$) are allocated to the Major Improvement Area Assessed Property. The Initial Major Improvement Area Bonds will fund the Major Improvement Area's proportionate share of the

Budgeted Costs of the Initial Major Improvements, and the obligation related to the Additional Major Improvements under the Reimbursement Agreement will reimburse the Developer for the Major Improvement Area's proportionate share of the Budgeted Costs of the Additional Major Improvements. The Major Improvement Area Bonds will fund Phase #2's proportionate share of the Budgeted Costs of the Initial Major Improvements and the obligation related to the Additional Major Improvements under the Reimbursement Agreement will reimburse the Developer for Phase #2's proportionate share of the Budgeted Costs of the Additional Major Improvements.

Table V-B
Allocation of Proportional Initial Major Improvement costs and Additional Major Improvements to Phase #2 and Future Phases

Authorized Improvement	Initial Major Improvements	Additional Major Improvements
Roadway Improvements	\$5,947,842	\$7,406,701
Water Improvements	\$582,275	\$703,561
Sanitary Sewer Improvements	\$747,186	\$369,998
Storm Drainage Improvements	\$1,115,920	\$2,686,789
Other Soft and Miscellaneous Costs	\$1,481,159	\$1,613,043
Total Major Improvements	\$9,874,382	\$12,780,092
Phase #2		
Projected Equivalent Units	296.47	296.47
% of total units	19.71%	19.71%
Proportionate Share of Costs	\$1,946,055	\$2,518,715
Future Phases		
Projected Equivalent Units	1,207.83	1,207.83
% of total units	80.29%	80.29%
Proportionate Share of Costs	\$7,928,327	\$10,261,376

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 Improvement Area

For purpose of this Service and Assessment Plan, the City Council determined that the costs of the Major Improvement Area Projects shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Assessment for such improvements across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Major Improvement Area's proportional share of the costs of the Initial Major Improvements, as set forth in Table III-A, and the Major Improvement Area's proportional share of the costs of the Additional Major Improvements, as set forth in Table III-B, the City Council has determined that the benefit to Major Improvement Area Assessed Property from the proportional share of Initial Major Improvements and Additional Major Improvements is at least equal to the Assessments levied on the 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 estimated Equivalent 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 Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units 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 the Major Improvement Area is shown on the Major Improvement Area Assessment Roll - Initial Major Improvements and Major Improvement Area - Additional Major Improvements, attached as Appendix G and Appendix H, respectively, 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, shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the costs of the Phase #1 Projects, as set forth in Table III-C, the City Council has determined that the benefit to Phase #1 Assessed Property from 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 Equivalent 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 Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for 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 - Phase #1 Improvements and Initial Major Improvements and Phase #1 Assessment Roll - Additional Major Improvements, attached as Appendix I and Appendix J, respectively, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

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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 to be financed under the Reimbursement Agreement, shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the costs of the Phase #2 Improvements, as set forth in Table III-D, the City Council has determined that the benefit to Phase #2 Assessed Property from the Phase #2 Improvements is at least equal to the total of the Phase #2 Assessments – Phase #2 Improvements.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro-rata based on the estimated Equivalent 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 Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for 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 #2 is shown on the Phase #2 Assessment Roll – Phase #2 Improvements attached as Appendix K, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. *Assessment Methodology for Future Improvement Areas*

When any given Future Phase is developed, 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 Initial Major Improvement Area Bonds, and the Phase #1 Bonds have been levied on each Parcel or Lot according to the Major Improvement Area Assessment Roll - Initial Major Improvements, attached as Appendix G, the Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements, attached as Appendix I, as applicable. The Assessments under the Reimbursement Agreement related to the Additional Major Improvements, the Phase #1 portion of the Initial Major Improvements, the Phase #1 portion of the Additional Major Improvements, and the Phase #2 Improvements, have been or are being levied on each Parcel or Lot according to the Major Improvement Area Assessment Roll – Initial Major Improvements, attached as Appendix G, Major Improvement Area Assessment Roll – Additional Major Improvements, attached as Appendix H, the Phase #1 Assessment Roll – Additional Major Improvements, attached as Appendix J, and the Phase #2 Assessment Roll – Phase #2 Improvements attached as Appendix K. The Annual Installments for the Initial Major Improvement Area Bonds, the obligation related to the Additional Major Improvements allocable to the Major Improvement Area under the Reimbursement Agreement, the Phase #1 Bonds, the obligation related to a portion of the Phase #1 Improvements under the Reimbursement

Agreement, the obligation related to the Additional Major Improvements allocable to Phase #1 under the Reimbursement Agreement, and the obligation related to Phase #2 Improvements under the Reimbursement Agreement, will be collected on the dates and in the amounts shown on the Major Improvement Area Assessment Roll - Initial Major Improvements; the Major Improvement Area Assessment Roll - Additional Major Improvements; the Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements; the Phase #1 Assessment Roll - Additional Major Improvements; and the Phase #2 Assessment Roll – Phase #2 Improvements, attached as Appendix G, Appendix H, Appendix I, Appendix J, and Appendix K, respectively, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix F 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.

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, if and when Bonds are issued, by no more than one half of one percent (0.50%) (the “Additional Interest”). The interest rate used to determine the Assessments securing any such Bonds 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”). If applicable, 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. No Additional Interest will be collected from Assessments that do not secure a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE MAJOR IMPROVEMENT AREA

The Annual Installments shall be collected from Major Improvement Area Assessed Property in an amount sufficient to (i) pay principal and interest on the Initial Major Improvement Area Bonds, (ii) pay principal and interest on the obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement, (iii) to fund the Additional Interest Reserve for the Initial Major Improvements Area Bonds as described in Section V, and (iv) to pay Administrative Expenses related to the Major Improvement Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Annual Installments shall be collected from Phase #1 Assessed Property in an amount sufficient to (i) pay principal and interest on the Phase #1 Bonds, (ii) pay principal and interest on the obligation related to the Phase #1 Improvements under the Reimbursement Agreement (iii) pay principal and interest on Phase #1's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement, (iv) to fund the Additional Interest Reserve for the Phase #1 Bonds as described in Section V, and (v) to pay Administrative Expenses related to Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Annual Installments shall be collected from Phase #2 Assessed Property in an amount sufficient to (i) pay principal and interest on the obligation related to the Phase #2 Improvements under the Reimbursement Agreement (Phase #2 Improvements), (ii) to pay Administrative Expenses related to Phase #2.

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 the 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 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 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 of the Phase #1 Assessed Property or Phase #2 Assessed Property exceeds the applicable Phase #1 Maximum Assessment per Unit or Phase #2 Maximum Assessment Per Unit, respectively, 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 or Phase #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 and/or obligation created 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 related obligation under the Reimbursement Agreement, resulting in excess Bond proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, as the case may be, and such excess Bond proceeds shall be applied to redeem Bonds and/or obligations under the Reimbursement Agreement may be reduced as provided in the Indenture or the terms of the Reimbursement Agreement, 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 pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. 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 and in accordance with the applicable Trust Indenture and/or Reimbursement Agreement.
2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, and such excess Bond proceeds shall be applied to redeem Bonds and/or reduce obligations under the Reimbursement Agreement, as the case may be, as provided in the Indenture or the terms of 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 the Bonds and/or repay obligations under the Reimbursement Agreement, including interest on the Bonds (including Additional Interest, but only in relation to the Bonds) and/or interest due under the Reimbursement Agreement and Administrative Expenses. 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 Equivalent 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 pro rata to 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 reimbursement agreement.

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

Major Improvement Area

Each Assessment for the Major Improvement Area shall be paid with interest based on the actual interest rate paid on the Initial Major Improvement Area Bonds and the obligation related to the

Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement, respectively. The Major Improvement Area Assessment Roll - Initial Major Improvements sets forth for each year the Annual Installment for each Parcel based on an interest rate of 3.50% in years 1 through 5 (2022-2026), 4.00% in years 6 through 10 (2027-2031), 4.25% in years 11 through 20 (2032-2041), and 4.50% in years 21 through 30 (2042-2051) on the Initial Major Improvement Area Bonds, and an additional interest at the rate of 0.5% for Additional Interest Reserve. Interest on the obligation related to the Additional Major Improvements under the Reimbursement Agreement shall be paid based on an interest rate of 4.64% per annum for years 1 through 5 and 4.64% per annum following the fifth Annual Installment in accordance with the Reimbursement Agreement. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during 30 days prior to the levy of Assessments was 2.64%. Furthermore, the Annual Installments may not exceed the amounts shown on the Major Improvement Area Assessment Roll - Initial Major Improvements or the Major Improvement Area Assessment Roll - Additional Major Improvements. The Major Improvement Area Assessment Roll - Initial Major Improvements, attached as Appendix G, have been updated with the actual interest rates on the Initial Major Improvement Area Bonds and the Major Improvement Area Assessment Roll - Additional Major Improvements, attached as Appendix H, has been updated with the actual interest rates under the Reimbursement Agreement.

Phase #1

Each Assessment for Phase #1 shall be paid with interest based on the actual interest rate paid on the Phase #1 Bonds and the obligation related to the remaining portion of Phase #1 Improvements and Phase #1's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement, respectively. The Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements sets forth for each year the Annual Installment for each Parcel based on an interest rate of 2.75% in years 1 through 5 (2022-2026), 3.25% in years 6 through 10 (2027-2031), 3.50% in years 11 through 20 (2032-2041), and 4.00% in years 21 through 30 (2042-2051) on the Phase #1 Bonds, and an additional interest at the rate of 0.5% for Additional Interest Reserve. Interest on the obligation related to the remaining portion of Phase #1 Improvements and the Additional Major Improvements under the Reimbursement Agreement shall be paid based on an interest rate of 4.64% per annum for years 1 through 5 and 4.64% per annum following the fifth Annual Installment in accordance with the Reimbursement Agreement. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during 30 days prior to the levy of Assessments was 2.64%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #1 Assessment Roll -

Phase #1 Improvements and Initial Major Improvements or the Phase #1 Assessment Roll - Additional Major Improvements. The Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements, attached as Appendix I, has been updated with the actual interest rates on the Phase #1 Bonds and the Phase #1 Assessment Roll - Additional Major Improvements, attached as Appendix J, has been updated with the actual interest rates under the Reimbursement Agreement.

Phase #2

Each Assessment for the Phase #2 Assessed Property shall be paid with interest based on the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #2 Improvements as shown on the Phase #2 Assessment Roll – Phase #2 Improvements. Interest on the obligation under the Reimbursement Agreement shall be paid based on an interest rate of 6.54%. Each Assessment shall be paid at a rate not to exceed two hundred basis points above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during 30 days prior to the levy of Assessments was 4.54%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #2 Assessment Roll – Phase #2 Improvements.

The Annual Installments shall be reduced to equal the actual costs of repaying the obligations 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 to a prepayment reserve. 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.

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 Initial Major Improvement Area Bonds and the Phase #1 Bonds will be due when billed and will be delinquent if not paid prior to February 1, 2023.

Major Improvement Area

The collection of the first Annual Installment from any Lot or Parcel for the Major Improvement Area Assessments - Initial Major Improvements commenced September 1, 2022, and such first Annual Installment was due January 31, 2023.

The collection of the first Annual Installment from any Lot or Parcel for the Major Improvement Area Assessments - Additional Major Improvements commenced September 1, 2022, and such first Annual Installment was due January 31, 2023.

Phase #1

The collection of the first Annual Installment from any Lot or Parcel for the Phase #1 Assessments - Phase #1 Improvements and Initial Major Improvements commenced September 1, 2022, and such first Annual Installment was due January 31, 2023.

The collection of the first Annual Installment from any Lot or Parcel for the Phase #1 Assessments - Additional Major Improvements commenced September 1, 2022, and such first Annual Installment was due January 31, 2023.

Phase #2

The collection of the first Annual Installment from any Lot or Parcel for the Phase #2 Assessments – Phase #2 Improvements shall commence upon the earlier of: (i) September 1, 2025 or (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #2 Improvements and such that upon the issuance of such Bonds, all Assessments levied for the Phase #2 Improvements shall begin collection.

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VII. THE ASSESSMENT ROLL

A. MAJOR IMPROVEMENT AREA ASSESSMENT ROLLS

The City Council has evaluated each Parcel within the Major Improvement Area (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 Major Improvement Area.

The Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Major Improvement Area Projects being constructed at this time. Table VII-A summarizes the \$25,426,057 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects being constructed at this time, a portion of the costs of the PID formation, and the Initial Major Improvement Area Bond issuance costs. The par amount of the Initial Major Improvement Area Bonds and the Assessment amount of the Major Improvement Area reimbursement obligation under the Reimbursement Agreement is \$25,384,092, which is less than the benefit received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects being constructed at this time. Accordingly, the total Assessment to be applied to all the Major Improvement Area Assessed Property is \$25,384,092. The Assessment for each Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Major Improvement Area Assessment Roll - Initial Major Improvements is attached hereto as Appendix G and the Major Improvement Area Assessment Roll - Additional Major Improvements is attached as Appendix H. As Phases are developed, this Service and Assessment Plan will be amended to identify the specific Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID; and, the Service and Assessment Plan will be amended to update the summary of the special benefits received by the Major Improvement Area Projects to include any Future Major Improvements being undertaken.

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Table VII-A
Major Improvement Area
Special Benefit Summary

Special Benefit	Initial Major Improvement Area Bonds	Major Improvement Area Reimbursement Agreement Obligation for Additional Major Improvements	Total
Initial Major Improvements ¹	\$9,874,382	\$0	\$9,874,382
Additional Major Improvements ²	\$0	\$12,780,092	\$12,780,092
<i>Total Major Improvement Area Projects</i>	<i>\$9,874,382</i>	<i>\$12,780,092</i>	<i>\$22,654,474</i>
PID Formation/Bond Costs of Issuance:			
Cost of Issuance	\$606,031	\$0	\$606,031
Capitalized interest	\$940,242	\$0	\$940,242
Reserve Fund	\$817,190	\$0	\$817,190
Administrative Expense	\$30,000	\$0	\$30,000
Underwriters Discount	\$378,120	\$0	\$378,120
<i>PID Formation/Bond Cost of Issuance</i>	<i>\$2,771,583</i>	<i>\$0</i>	<i>\$2,771,583</i>
Total Special Benefit	\$12,645,965	\$12,780,092	\$25,426,057
Special Benefit:			
Total Special Benefit	\$12,645,965	\$12,780,092	\$25,426,057
Assessment	\$12,604,000	\$12,780,092	\$25,384,092
Excess Benefit	\$41,965	\$0	\$41,965

¹See Table III-A for details.

²See Table III-B for details.

B. PHASE #1 ASSESSMENT ROLLS

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 Phase #1.

The Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #1 Projects being constructed at this time. Table VII-B summarizes the \$14,248,708 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Projects being constructed at this time, 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 the Assessment amount of the Phase #1 reimbursement obligation under the Reimbursement Agreement is \$14,241,067, which is less than the benefit received by the Phase #1 Assessed Property from the Phase #1 Projects being constructed at this time. Accordingly, the total Assessment to be applied to all the Phase #1 Assessed Property is \$14,241,067. 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 - Phase #1 Improvements and Initial Major Improvements is attached hereto as Appendix I and the Phase #1 Assessment Roll - Additional Major Improvements is attached

hereto as Appendix J. As Phases are developed, this Service and Assessment Plan will be amended to identify the specific Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID; and, the Service and Assessment Plan will be amended to update the summary of the special benefits received by the Phase #1 Projects to include any Future Major Improvements being undertaken.

Table VII-B
Phase #1
Special Benefit Summary

Special Benefit	Phase #1 Bonds	Phase #1 Reimbursement Agreement Obligation for Phase #1 Improvements	Phase #1 Reimbursement Agreement Obligation for Additional Major Improvements	Total
Phase #1 Improvements ¹	\$4,113,219	\$4,541,017	\$0	\$8,654,236
Initial Major Improvements ¹	\$1,797,967	\$0	\$0	\$1,797,967
Additional Major Improvements ¹	\$0	\$0	\$2,327,050	\$2,327,050
Bond Premium	(\$77,396)			(\$77,396)
<i>Total Phase #1 Projects</i>	<i>\$5,833,790</i>	<i>\$4,541,017</i>	<i>\$2,327,050</i>	<i>\$12,701,857</i>
PID Formation/Bond Costs of Issuance:				
Cost of Issuance	\$387,043	\$0	\$0	\$387,043
Capitalized interest	\$467,658	\$0	\$0	\$467,658
Reserve Fund	\$440,960	\$0	\$0	\$440,960
Administrative Expense	\$30,000	\$0	\$0	\$30,000
Underwriters Discount	\$221,190	\$0	\$0	\$221,190
<i>PID Formation/Bond Cost of Issuance</i>	<i>\$1,546,851</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,546,851</i>
Total Special Benefit	\$7,380,641	\$4,541,017	\$2,327,050	\$14,248,708
Special Benefit:				
Total Special Benefit	\$7,380,641	\$4,541,017	\$2,327,050	\$14,248,708
Assessment	\$7,373,000	\$4,541,017	\$2,327,050	\$14,241,067
Excess Benefit	\$7,641	\$0	\$0	\$7,641

¹See Table III-C for details.

C. PHASE #2 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Phase #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 Phase #2.

The Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #2 Improvements being constructed at this time. Table VII-C summarizes the \$19,524,266 in special benefit received by the Phase #2 Assessed Property from

the Phase #2 Improvements being constructed at this time and a portion of the costs of the PID formation. The Assessment amount of the obligation related to Phase #2 under the Reimbursement Agreement is \$19,484,266, which is equal to the benefit received by the Phase #2 Assessed Property from the Phase #2 Improvements being constructed at this time. Accordingly, the total Assessment to be applied to all the Phase #2 Assessed Property is \$19,524,266. The Assessment for each Phase #2 Assessed Property is calculated based on the allocation methodologies described in Section V.E. The Phase #2 Assessment Roll – Phase #2 Improvements is attached hereto as Appendix K. As Phases are developed, this Service and Assessment Plan will be amended to identify the specific Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID; and, the Service and Assessment Plan will be amended to update the summary of the special benefits received by the Phase #2 Improvements to include any Future Major Improvements being undertaken.

Table VII-C
Phase #2
Special Benefit Summary

Special Benefit	Phase #2 Reimbursement Agreement Obligation for Phase #2 Improvements
Phase #2 Improvements ¹	\$19,474,266
<i>Total Phase #2 Improvements</i>	<i>\$19,474,266</i>
<u>Assessment Levy Related Costs</u>	
Administrative Expense	\$50,000
<i>PID Subtotal Assessment Levy Related Costs</i>	<i>\$50,000</i>
Total Special Benefit	\$19,524,266
<u>Special Benefit:</u>	
Total Special Benefit	\$19,524,266
Assessment	\$19,524,266
Excess Benefit	\$0

¹See Table III-D for details.

D. FUTURE PHASES ASSESSMENT ROLL

As Future Phases are developed, this Service and Assessment Plan will be amended to determine the Assessment for each Parcel or Lot located within such Future Phases (e.g. an appendix will be added as the Assessment Roll for Phases).

E. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Major Improvement Area Assessment Roll - Additional Major Improvements, Major

Improvement Area Assessment Roll – Initial Major Improvements, Phase #1 Assessment Roll – Additional Major Improvements, Phase #1 Assessment Roll – Phase #1 Improvements and Initial Major Improvements, and Phase #2 Assessment Roll – Phase #2 Improvements 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.

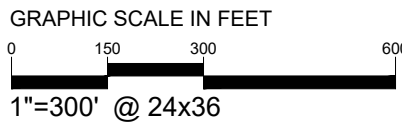
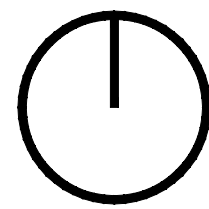
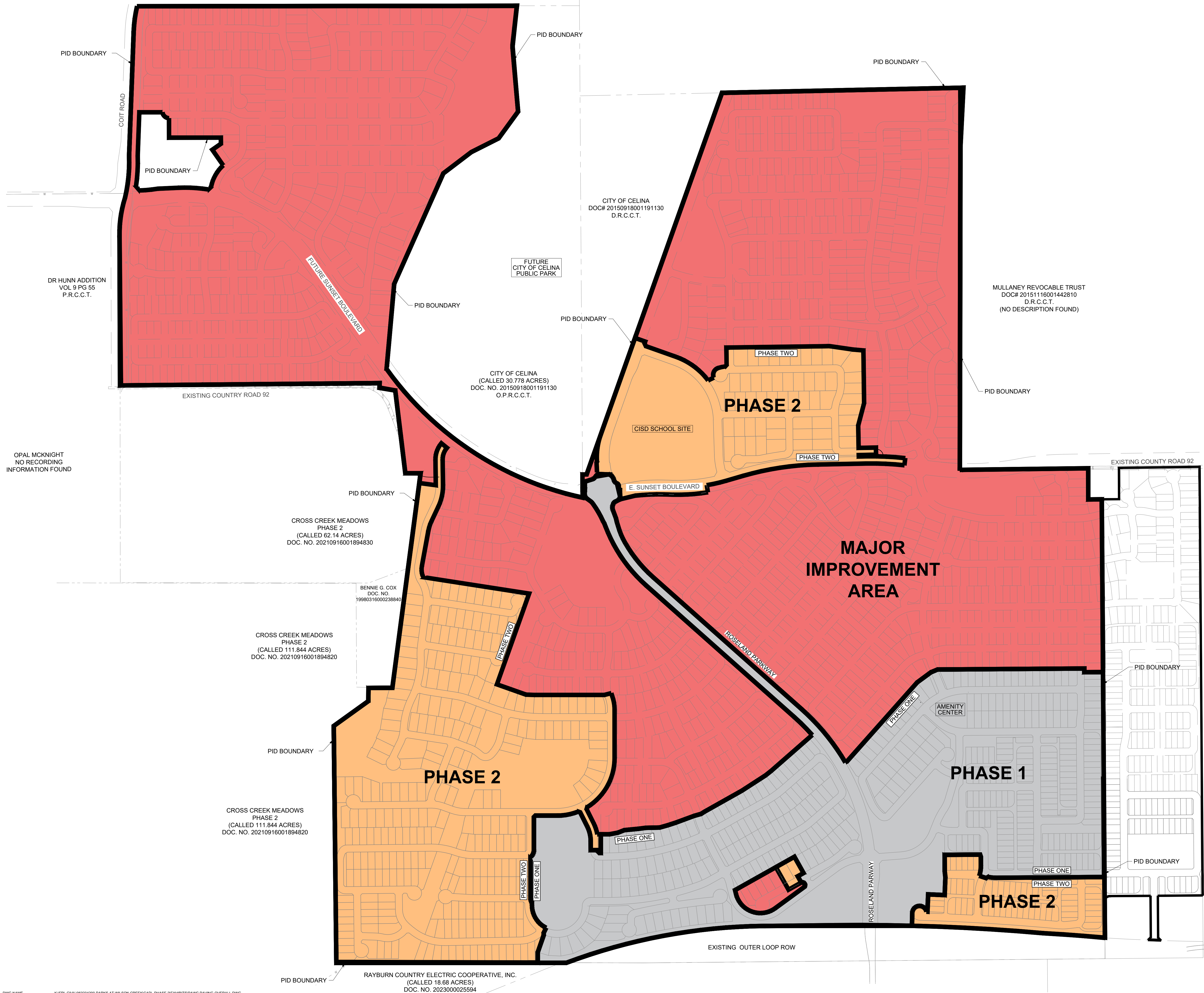
E. SEVERABILITY

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



LEGEND	
	MAJOR IMPROVEMENT AREA
	PHASE 1 AREA
	PHASE 2 AREA

THE PARKS AT WILSON CREEK
PID AREA TABLE

DESCRIPTION	AREA
REMAINING MAJOR IMPROVEMENT AREA	403.801 AC
PHASE 1	109.157 AC
PHASE 2	133.904 AC
BOUNDARY ADJUSTMENTS	0.105 AC
PID DEEDED AREA	646.967 AC

THE PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT
EXHIBIT

THE PARKS
AT WILSON CREEK

Cambridge
Kimley»Horn

January 2025
Celina, Texas

APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

A. EXCAVATION				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM COST
CLEARING AND GRUBBING	ACRE	25.8	\$2,770.00	\$71,466.00
UNCLASSIFIED EXCAVATION	CY	9,080	\$3.20	\$29,056.00
POND UNCLASSIFIED EXCAVATION	CY	155,960	\$3.25	\$506,870.00
STOCKPILE UNCLASSIFIED EXCAVATION	CY	63,460	\$5.00	\$317,300.00
SILT FENCE	LF	2,258	\$1.95	\$4,403.10
CURLEX	LF	10,430	\$2.00	\$20,860.00
SUBTOTAL - THE PARKS PID SHARE			\$	949,955.10
CITY PARK IMPROVEMENTS (ROSELAND)				
CLEARING AND GRUBBING	ACRE	1.8	\$2,770.00	\$4,986.00
UNCLASSIFIED EXCAVATION	CY	1,200	\$3.20	\$3,840.00
SILT FENCE	LF	1,492	\$1.95	\$2,909.40
CURLEX	LF	1,914	\$2.00	\$3,828.00
CONSTRUCTION ENTRANCE	EA	1	\$2,600.00	\$2,600.00
SUBTOTAL			\$	18,163.40
SUBTOTAL - CELINA SHARE			\$	9,081.70
SUBTOTAL - THE PARKS PID SHARE			\$	9,081.70
TOTAL EXCAVATION - THE PARKS PID SHARE			\$	959,036.80

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3/6/2025

[https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 \[Ph. 2\] - OPC - Engineers Opinion of Probable Costs\(1012860.2\)](https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 [Ph. 2] - OPC - Engineers Opinion of Probable Costs(1012860.2))

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

B. SANITARY SEWER SYSTEM				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM COST
8" SDR-26 P.V.C. PIPE	LF	298	\$95.50	\$28,459.00
12" SDR-26 P.V.C. PIPE	LF	522	\$99.75	\$52,069.50
24" SDR-26 P.V.C. PIPE	LF	309	\$317.50	\$98,107.50
CEMENT STABILIZED EMBEDMENT	LF	40	\$57.00	\$2,280.00
5' DIAMETER MANHOLE	EA	4	\$14,685.00	\$58,740.00
END & PLUG	EA	1	\$200.00	\$200.00
TRENCH SAFETY	LF	1,129	\$0.10	\$112.90
TESTING (EXCLUDING GEOTECH)	LF	1,129	\$1.50	\$1,693.50
INSPECTION FEE	PERCENT	4.0%	\$241,662.40	\$9,666.50
SUBTOTAL			\$	251,328.90
CITY PARK IMPROVEMENTS (ROSELAND)				
8" SDR-26 P.V.C. PIPE	LF	147	\$95.50	\$14,038.50
12" SDR-26 P.V.C. PIPE	LF	870	\$99.75	\$86,782.50
CEMENT STABILIZED EMBEDMENT	LF	20	\$57.00	\$1,140.00
4' DIAMETER MANHOLE	EA	1	\$7,175.00	\$7,175.00
5' DIAMETER MANHOLE	EA	1	\$14,685.00	\$14,685.00
REMOVE PLUG & CONNECT TO EXISTING PIPE	EA	1	\$685.00	\$685.00
END & PLUG	EA	2	\$200.00	\$400.00
TRENCH SAFETY	LF	1,017	\$0.10	\$101.70
TESTING (EXCLUDING GEOTECH)	LF	1,017	\$1.50	\$1,525.50
INSPECTION FEE	PERCENT	4.0%	\$126,533.20	\$5,061.33
SUBTOTAL			\$	131,594.53
TOTAL SANITARY SEWER SYSTEM			\$	382,923.42
TOTAL SANITARY SEWER SYSTEM - CELINA SHARE (18" TO 24" UPSIZING)			\$	16,222.50
TOTAL SANITARY SEWER SYSTEM - THE PARKS PID SHARE			\$	366,700.92

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3/6/2025

[https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 \[Ph. 2\] - OPC - Engineers Opinion of Probable Costs\(1012860.2\)](https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 [Ph. 2] - OPC - Engineers Opinion of Probable Costs(1012860.2))

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

C. STORM SEWER SYSTEM				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM COST
18" R.C.P.	LF	713	\$71.50	\$50,979.50
21" R.C.P.	LF	65	\$78.00	\$5,070.00
24" R.C.P.	LF	35	\$89.50	\$3,132.50
27" R.C.P.	LF	189	\$104.50	\$19,750.50
30" R.C.P.	LF	170	\$115.00	\$19,550.00
36" R.C.P.	LF	1,526	\$146.00	\$222,796.00
42" R.C.P.	LF	337	\$194.00	\$65,378.00
48" R.C.P.	LF	520	\$232.00	\$120,640.00
4' x 4' R.C.B.	LF	759	\$345.50	\$262,234.50
4' x 4' GASKETED R.C.B.	EA	83	\$350.00	\$29,050.00
5' x 4' R.C.B.	LF	352	\$422.00	\$148,544.00
6' x 4' R.C.B.	LF	803	\$520.00	\$417,560.00
2-6' x 5' R.C.B.	LF	6	\$2,644.00	\$15,864.00
7' x 3' R.C.B.	LF	27	\$577.00	\$15,579.00
8' x 4' R.C.B.	LF	353	\$699.00	\$246,747.00
8' x 4' GASKETED R.C.B.	LF	78	\$737.00	\$57,486.00
3 - 9' x 8' R.C.B.	LF	155	\$2,898.00	\$449,190.00
10' STD INLET	EA	15	\$7,550.00	\$113,250.00
INLET PROTECTION	EA	15	\$165.00	\$2,475.00
4' x 4' JUNCTION BOX	EA	7	\$7,400.00	\$51,800.00
5' x 5' JUNCTION BOX	EA	3	\$8,550.00	\$25,650.00
6' x 6' JUNCTION BOX	EA	1	\$12,000.00	\$12,000.00
STORM SEWER ACCESS MANHOLE	EA	8	\$6,000.00	\$48,000.00
2-6' x 5' HEADWALL INTEGRAL TO RETAINING WALL	EA	1	\$37,800.00	\$37,800.00
8' x 5' HEADWALL INTEGRAL TO RETAINING WALL	EA	1	\$82,600.00	\$82,600.00
3 - 9' x 8' HEADWALL INTEGRAL TO RETAINING WALL	EA	2	\$59,650.00	\$119,300.00

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3/6/2025

[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 \[Ph. 2\] - OPC - Engineers Opinion of Probable Costs\(1012860.2\)](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 [Ph. 2] - OPC - Engineers Opinion of Probable Costs(1012860.2))

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

18" THICK ROCK RIP RAP	SY	95	\$80.00	\$7,600.00
LARGE DEBRIS SEPARATOR	EA	1	\$46,400.00	\$46,400.00
POND OUTFALL STRUCTURE	EA	2	\$15,375.00	\$30,750.00
PUMP DOWN EXISTING POND	EA	2	\$6,250.00	\$12,500.00
REMOVE & REPLACE EXISTING POND RETAINING WALL	LF	55	\$70.00	\$3,850.00
REMOVE EXISTING 2 BARREL 6' x 5' HEADWALL	EA	1	\$1,585.00	\$1,585.00
4' x 4' SLOPED END HEADWALL	EA	1	\$13,650.00	\$13,650.00
TRENCH SAFETY	LF	6,171	\$0.10	\$617.10
INSPECTION FEE	PERCENT	4.0%	\$2,759,378.10	\$110,375.12
SUBTOTAL - THE PARKS PID SHARE				\$ 2,869,753.22
CITY PARK IMPROVEMENTS (ROSELAND)				
18" R.C.P.	LF	516	\$71.50	\$36,894.00
21" R.C.P.	LF	64	\$78.00	\$4,992.00
24" R.C.P.	LF	167	\$89.50	\$14,946.50
3' x 3' R.C.B.	LF	86	\$288.00	\$24,768.00
4' x 2' R.C.B.	LF	175	\$293.00	\$51,275.00
4' x 3' R.C.B.	LF	544	\$322.00	\$175,168.00
10' STD CURB INLET	EA	7	\$7,550.00	\$52,850.00
3' x 3' WYE INLET WITH 2' APRON	EA	1	\$5,850.00	\$5,850.00
INLET PROTECTION	EA	8	\$165.00	\$1,320.00
END & PLUG	EA	1	\$150.00	\$150.00
4' x 4' JUNCTION BOX	EA	1	\$7,400.00	\$7,400.00
5' x 5' JUNCTION BOX	EA	1	\$8,550.00	\$8,550.00
MANHOLE RISER	EA	1	\$6,000.00	\$6,000.00
FW-S HEADWALL	EA	1	\$25,000.00	\$25,000.00
POND OUTFALL STRUCTURE INTEGRAL TO RETAINING WALL	EA	1	\$15,375.00	\$15,375.00
12" GABION MATTRESS	SY	30	\$299.00	\$8,970.00
TRENCH SAFETY & VIDEO STORM	LF	1,552	\$2.35	\$3,647.20
INSPECTION FEE	PERCENT	4.0%	\$443,155.70	\$17,726.23
SUBTOTAL				\$ 460,881.93
SUBTOTAL - CELINA SHARE				\$ 230,440.96
SUBTOTAL - THE PARKS PID SHARE				\$ 230,440.96
TOTAL STORM SEWER SYSTEM - THE PARKS PID SHARE				\$ 3,100,194.19

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

D. WATER DISTRIBUTION SYSTEM				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM COST
REMOVE 8" P.V.C. MUSTANG WATERLINE	LF	3,090	\$19.50	\$60,255.00
8" AWWA C900 DR18 MUSTANG WATERLINE FOR RELOCATION	LF	3,426	\$48.85	\$167,360.10
8" P.V.C. WATERLINE	LF	834	\$52.00	\$43,368.00
8" GATE VALVE & BOX	EA	5	\$2,725.00	\$13,625.00
12" STEEL ENCASEMENT (BY BORE)	LF	114	\$399.00	\$45,486.00
30" STEEL ENCASEMENT	LF	127	\$337.00	\$42,799.00
REMOVE PLUG & CONNECT TO EXISTING 18" WL	EA	1	\$1,750.00	\$1,750.00
FIRE HYDRANT ASSEMBLY	EA	2	\$7,175.00	\$14,350.00
END & PLUG	EA	1	\$450.00	\$450.00
FITTINGS	TON	3.6	\$12,965.00	\$46,674.00
TRENCH SAFETY	LF	4,260	\$0.10	\$426.00
TESTING (EXCLUDING GEOTECH)	LF	4,260	\$2.50	\$10,650.00
INSPECTION FEE	PERCENT	4.0%	\$447,193.10	\$17,887.72
SUBTOTAL - THE PARKS PID SHARE			\$	465,080.82

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

CITY PARK IMPROVEMENTS (ROSELAND)				
8" P.V.C. WATERLINE	LF	27	\$52.00	\$1,404.00
18" P.V.C. WATERLINE	LF	974	\$140.75	\$137,090.50
8" GATE VALVE & BOX	EA	2	\$2,725.00	\$5,450.00
18" BUTTERFLY VALVE & BOX	EA	3	\$11,725.00	\$35,175.00
AIR RELEASE VALVE	EA	1	\$9,875.00	\$9,875.00
REMOVE PLUG & CONNECT TO EXISTING 18" WL	EA	1	\$1,750.00	\$1,750.00
FIRE HYDRANT ASSEMBLY	EA	2	\$7,175.00	\$14,350.00
END & PLUG	EA	2	\$450.00	\$900.00
FITTINGS	TON	0.9	\$12,965.00	\$11,668.50
TRENCH SAFETY & WATER TEST	LF	1,001	\$1.15	\$1,151.15
TESTING (EXCLUDING GEOTECH)	LF	1,001	\$2.50	\$2,502.50
INSPECTION FEE	PERCENT	4.0%	\$221,316.65	\$8,852.67
SUBTOTAL - 18" WL				\$230,169.32
SUBTOTAL - IF 12" WL				\$ 146,519.52
SUBTOTAL - THE PARKS PID SHARE (1/2 OF IF 12" WL)				\$ 73,259.76
SUBTOTAL - CELINA SHARE (1/2 OF IF 12" WL & 18" UPSIZING)				\$ 200,982.77
TOTAL WATER DISTRIBUTION SYSTEM - THE PARKS PID SHARE				\$ 538,340.58

E. STREET PAVING				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM COST
6" CONCRETE STREET PAVEMENT	SY	20,812	\$83.30	\$1,733,639.60
6" SUBGRADE PREPARATION	SY	22,203	\$3.65	\$81,040.95
HYDRATED LIME (36#/SQYD)	TON	400	\$338.00	\$135,200.00
TEMPORARY CONCRETE PAVEMENT	SY	332	\$88.35	\$29,332.51
8" SUBGRADE TEMPORARY CONCRETE PAVEMENT	SY	364	\$3.90	\$1,419.60
5' CONCRETE SIDEWALK	LF	8	\$72.00	\$576.00
6' CONCRETE SIDEWALK	LF	603	\$72.00	\$43,416.00
BARRIER FREE RAMPS	EA	22	\$2,900.00	\$63,800.00
PAVEMENT HEADER & STREET BARRICADE (29-BB)	EA	1	\$2,500.00	\$2,500.00
TRAFFIC CONTROL	LS	1	\$10,000.00	\$10,000.00
INSPECTION FEE	PERCENT	4.0%	\$2,100,924.66	\$84,036.99

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

SUBTOTAL - THE PARKS PID SHARE	\$ 2,184,961.65
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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

CITY PARK IMPROVEMENTS (ROSELAND)				
9" REINF. CONCRETE STREET PAVEMENT	SY	5,743	\$73.95	\$424,694.85
8" SUBGRADE PREPARATION	SY	6,018	\$3.90	\$23,470.20
HYDRATED LIME (54#/SQYD)	TON	162	\$338.00	\$54,756.00
10' CONCRETE SIDEWALK	LF	422	\$110.00	\$46,420.00
BARRIER FREE RAMPS	EA	4	\$2,900.00	\$11,600.00
SAWCUT & REMOVE EXIST ROUNDABOUT PAVEMENT	LF	100	\$25.00	\$2,500.00
PAVEMENT HEADER & STREET BARRICADE (49 B-B)	EA	1	\$2,500.00	\$2,500.00
STRIPING	LS	1	\$10,000.00	\$10,000.00
INSPECTION FEE	PERCENT	4.0%	\$575,941.05	\$23,037.64
SUBTOTAL				\$ 598,978.69
SUBTOTAL - CELINA SHARE				\$ 299,489.35
SUBTOTAL - THE PARKS PID SHARE				\$ 299,489.35
TOTAL STREET PAVING - THE PARKS PID SHARE				\$ 2,484,450.99

F. POND RETAINING WALLS				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM COST
3' RETAINING WALL	LF	245	\$80.00	\$19,600.00
10' RETAINING WALL	LF	49	\$440.00	\$21,560.00
12' RETAINING WALL	LF	44	\$620.00	\$27,280.00
13' RETAINING WALL	LF	42	\$720.00	\$30,240.00
15' RETAINING WALL	LF	108	\$960.00	\$103,680.00
18' RETAINING WALL	LF	62	\$1,400.00	\$86,800.00
TOTAL RETAINING WALLS				\$ 289,160.00

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OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

G. SUNSET BOULEVARD				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM COST
EXCAVATION				
CLEARING AND GRUBBING	ACRE	2.5	\$2,770.00	\$6,925.00
UNCLASSIFIED EXCAVATION	CY	14,255	\$3.75	\$53,456.25
CONSTRUCTION ENTRANCE	EA	1	\$2,600.00	\$2,600.00
SILT FENCE	LF	1,350	\$1.95	\$2,632.50
CURLEX	LF	2,700	\$2.00	\$5,400.00
EXCAVATION SUBTOTAL				\$ 71,013.75
EXCAVATION SUBTOTAL - CELINA SHARE				\$ 71,013.75
EXCAVATION SUBTOTAL - THE PARKS PID SHARE				\$ -
WATER				
8" P.V.C. WATERLINE	LF	259	\$52.00	\$13,468.00
18" P.V.C. WATERLINE	LF	1,926	\$140.75	\$271,084.50
12" STEEL ENCASMENT	LF	220	\$156.00	\$34,320.00
8" GATE VALVE & BOX	EA	3	\$2,725.00	\$8,175.00
18" BUTTERFLY VALVE & BOX	EA	5	\$11,725.00	\$58,625.00
AIR RELEASE VALVE	EA	2	\$9,875.00	\$19,750.00
FIRE HYDRANT ASSEMBLY	EA	4	\$7,175.00	\$28,700.00
END & PLUG	EA	2	\$450.00	\$900.00
CONNECT TO EXISTING 18" WL	EA	1	\$1,750.00	\$1,750.00
FITTINGS	TON	1.9	\$12,965.00	\$24,633.50
TRENCH SAFETY	LF	2,185	\$0.10	\$218.50
TESTING (EXCLUDING GEOTECH)	LF	2,185	\$2.50	\$5,462.50
INSPECTION FEE	PERCENT	4.0%	\$467,087.00	\$18,683.48
WATER SUBTOTAL				\$ 485,770.48
WATER SUBTOTAL - THE PARKS PID SHARE				\$ 485,770.48
SANITARY SEWER				
8" SDR-26 P.V.C. PIPE	LF	292	\$95.50	\$27,886.00
12" SDR-35 P.V.C. PIPE	LF	197	\$74.25	\$14,627.25
12" SDR-26 P.V.C. PIPE	LF	805	\$99.75	\$80,298.75
12" STEEL ENCASMENT	LF	200	\$189.00	\$37,800.00
5' DIAMETER MANHOLE	EA	1	\$14,685.00	\$14,685.00
5' DIAMETER DROP MANHOLE	EA	2	\$17,995.00	\$35,990.00

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

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REMOVE PLUG & CONNECT TO EXISTING PIPE	EA	1	\$685.00	\$685.00
END & PLUG	EA	2	\$200.00	\$400.00
TRENCH SAFETY	LF	1,294	\$0.10	\$129.40
TESTING (EXCLUDING GEOTECH)	LF	1,294	\$1.50	\$1,941.00
INSPECTION FEE	PERCENT	4.0%	\$214,442.40	\$8,577.70
SANITARY SEWER SUBTOTAL				\$ 223,020.10
SANITARY SEWER SUBTOTAL - THE PARKS PID SHARE				\$ 223,020.10
PAVING				
10" REINF. CONCRETE STREET PAVEMENT	SY	10,372	\$75.10	\$778,937.20
TEMPORARY CONCRETE PAVEMENT	SY	1,463	\$88.35	\$129,256.05
6" REINFORCED CONCRETE PAVEMENT	SY	492	\$83.30	\$40,983.60
8" SUBGRADE PREPARATION	SY	12,132	\$3.90	\$47,314.80
8" SUBGRADE TEMPORARY CONCRETE PAVEMENT	SY	1,567	\$3.90	\$6,111.30
6" SUBGRADE PREPARATION	SY	586	\$3.90	\$2,285.40
HYDRATED LIME (54#/SQYD)	TON	466	\$338.00	\$157,508.00
10" REINFORCED PATTERNED CONCRETE CROSSWALK	SY	60	\$365.00	\$21,900.00
10' CONCRETE SIDEWALK	LF	1,180	\$110.00	\$129,800.00
INSTALL STREET HEADER & TYPE III BARRICADE	EA.	2	\$2,500.00	\$5,000.00
BARRIER FREE RAMPS	EA	8	\$2,900.00	\$23,200.00
PAVEMENT MARKINGS	LS	1	\$11,500.00	\$11,500.00
REMOVE TYPE III BARRICADE	EA	6	\$400.00	\$2,400.00
CONNECT TO EX. STREET HEADER	EA	6	\$850.00	\$5,100.00
CONNECT TO EX. 10' WIDE SIDEWALK	EA	2	\$200.00	\$400.00
STOP SIGNS	EA	2	\$450.00	\$900.00
YIELD SIGN (R1-2)	EA.	1	\$1,950.00	\$1,950.00
YIELD TO PEDESTRIAN SIGN (R1-5L)	EA.	4	\$2,500.00	\$10,000.00
LANE ENDS MERGE RIGHT SIGN (W13-1P)	EA.	1	\$2,100.00	\$2,100.00
KEEP RIGHT (R4-7b)	EA.	1	\$2,000.00	\$2,000.00
TWO-WAY TRAFFIC SIGN (W6-3)	EA.	2	\$2,100.00	\$4,200.00
STREET NAME BLADES ON BRANDON POST	EA.	2	\$2,700.00	\$5,400.00
TRAFFIC CONTROL	LS	1	\$10,000.00	\$10,000.00
INSPECTION FEE	PERCENT	4.0%	\$1,398,246.35	\$55,929.85
PAVING SUBTOTAL				\$ 1,454,176.20
PAVING SUBTOTAL - CELINA SHARE				\$ 478,300.10
PAVING SUBTOTAL - THE PARKS PID SHARE				\$ 975,876.10

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

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STORM SEWER				
18" R.C.P.	LF	1,066	\$71.50	\$76,219.00
21" R.C.P.	LF	91	\$78.00	\$7,098.00
24" R.C.P.	LF	290	\$89.50	\$25,955.00
27" R.C.P.	LF	725	\$104.50	\$75,762.50
42" R.C.P.	LF	317	\$194.00	\$61,498.00
48" R.C.P.	LF	402	\$232.00	\$93,264.00
54" R.C.P.	LF	273	\$288.00	\$78,624.00
4' x 4' R.C.B.	LF	265	\$345.00	\$91,425.00
10' STD CURB INLET	EA	6	\$7,550.00	\$45,300.00
15' STD CURB INLET	EA	1	\$9,850.00	\$9,850.00
RECESSED 15' CURB INLET	EA	3	\$9,850.00	\$29,550.00
3' x 3' WYE INLET WITH 4' APRON	EA	1	\$5,850.00	\$5,850.00
4' x 4' WYE INLET WITH 4' APRON	EA	2	\$5,950.00	\$11,900.00
INLET PROTECTION	EA	13	\$165.00	\$2,145.00
5' x 5' STORM MANHOLE	EA	1	\$8,550.00	\$8,550.00
6' x 6' STORM MANHOLE	EA	1	\$11,750.00	\$11,750.00
END & PLUG	EA	6	\$150.00	\$900.00
4' x 4' JUNCTION BOX	EA	3	\$7,400.00	\$22,200.00
48" FW-0 HEADWALL	EA	1	\$14,800.00	\$14,800.00
54" SETP-PD	EA	1	\$9,150.00	\$9,150.00
10' x 10' GABION MATTRESS	SY	11	\$299.00	\$3,289.00
CONNECT TO EXISTING STORM W/ CONCRETE COLLAR	EA	2	\$625.00	\$1,250.00
REMOVE 21" R.C.P. PIPE	LF	21	\$19.00	\$399.00
REMOVE EX. 42" HEADWALL AND CONNECT TO EX 42" RCP	LF	1	\$950.00	\$950.00
TV INSPECTION	LF	3,429	\$2.25	\$7,715.25
TRENCH SAFETY	LF	3,429	\$0.10	\$342.90
INSPECTION FEE	PERCENT	4.0%	\$766,750.40	\$30,670.02
STORM SEWER SUBTOTAL				\$ 726,406.67
STORM SEWER SUBTOTAL - CELINA SHARE				\$ 312,130.80
STORM SEWER SUBTOTAL - THE PARKS PID SHARE				\$ 414,275.87
SUNSET BOULEVARD TOTAL				\$ 2,960,387.20
SUNSET BOULEVARD TOTAL - CELINA SHARE				\$ 861,444.65
SUNSET BOULEVARD TOTAL - THE PARKS PID SHARE				\$ 2,098,942.55

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

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JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

H. MISCELLANEOUS ITEMS				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM COST
STREET LIGHT	EA	8	\$3,500.00	\$28,000.00
4" ELECTRIC CONDUIT	LF	400	\$20.00	\$8,000.00
STREET NAME SIGNS	EA	6	\$2,700.00	\$16,200.00
STOP SIGNS	EA	5	\$450.00	\$2,250.00
NO OUTLET SIGNS	EA	2	\$225.00	\$450.00
SPEED LIMIT SIGNS	EA	3	\$1,950.00	\$5,850.00
PEDESTRIAN RAILING	LF	1,334	\$100.00	\$133,400.00
LANDSCAPING	SF	45,253	\$3.25	\$147,072.25
PLATTING FEE	LS	1	\$58,725.00	\$58,725.00
ENGINEERING REVIEW FEE	LS	1	\$16,537.50	\$16,537.50
MATERIAL TESTING	PERCENT	2.0%	\$9,568,155.23	\$191,363.10
LANDSCAPE ARCHITECT	PERCENT	10.0%	\$147,072.25	\$14,707.23
TOTAL MISCELLANEOUS ITEMS - CELINA SHARE (DESIGN AND SOFT COSTS)				\$ 147,418.97
TOTAL MISCELLANEOUS ITEMS - CELINA SHARE (DESIGN AND SOFT COSTS)				\$ 172,288.93
TOTAL MISCELLANEOUS ITEMS				\$ 942,262.98
TOTAL MISCELLANEOUS ITEMS - CELINA SHARE (DESIGN AND SOFT COSTS) - Roseland				\$ 147,418.97
TOTAL MISCELLANEOUS ITEMS - CELINA SHARE (SOFT COSTS) - Sunset				\$ 172,288.93
TOTAL MISCELLANEOUS ITEMS - THE PARKS PID SHARE				\$ 622,555.08

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[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 \[Ph. 2\] - OPC - Engineers Opinion of Probable Costs\(1012860.2\)](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 [Ph. 2] - OPC - Engineers Opinion of Probable Costs(1012860.2))

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PHASE 2 - MAJOR



OPINION OF PROBABLE COST

PROJECT NAME:	Parks at Wilson Creek	LOTS: 387	DATE: JANUARY 2025
CITY:	Celina, Texas	LF STREET: 27318	CREATED BY: MKM
JOB NUMBER:	063234200	NET ACRES: 169.6	CHECKED BY: DRB
		GROSS ACRES: 152.4	REVISED BY: DRB

SUMMARY - CELINA SHARE

A. EXCAVATION	\$	9,081.70
B. SANITARY SEWER SYSTEM	\$	16,222.50
C. STORM SEWER SYSTEM	\$	230,440.96
D. WATER DISTRIBUTION SYSTEM	\$	200,982.77
E. STREET PAVING	\$	299,489.35
F. POND RETAINING WALLS	\$	-
G. SUNSET BOULEVARD	\$	861,444.65
H. MISCELLANEOUS ITEMS	\$	319,707.90
SUB-TOTAL:		\$ 1,937,369.83

SUMMARY - THE PARKS PID SHARE

A. EXCAVATION	\$	959,036.80
B. SANITARY SEWER SYSTEM	\$	366,700.92
C. STORM SEWER SYSTEM	\$	3,100,194.19
D. WATER DISTRIBUTION SYSTEM	\$	538,340.58
E. STREET PAVING	\$	2,484,450.99
F. POND RETAINING WALLS	\$	-
G. SUNSET BOULEVARD	\$	2,098,942.55
H. MISCELLANEOUS ITEMS	\$	622,555.08
SUB-TOTAL:		\$ 10,170,221.11
MAINTENANCE BONDS:		2% \$ 170,352.31
PLATTING, PERMITTING, ENGINEERING AND STAKING:		10.0% \$ 954,766.60
CONTINGENCIES:		6% \$ 610,213.27
CONSTRUCTION MANAGEMENT:		4% \$ 381,906.64
TOTAL CONSTRUCTION COSTS:		\$ 12,287,459.93

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3/6/2025

[https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 \[Ph. 2\] - OPC - Engineers Opinion of Probable Costs\(1012860.2\)](https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Celina/PAWC/CONSULTING/Phase #2/Analysis Materials/OPC/Celina Parks at Wilson Creek PID 2025 [Ph. 2] - OPC - Engineers Opinion of Probable Costs(1012860.2))

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APPENDIX C-1
LEGAL DESCRIPTION

Legal Description of the Property
(approximately 646.967 acres)

FIELD NOTE DESCRIPTION
652.282 ACRES

BEING a tract of land situated in the Samuel Queen Survey, Abstract Number 731, the Charles P. Rice Survey, Abstract Number 771, the Mary Howell Survey, Abstract Number 395, the J.B. Wilmeth Survey, Abstract Number 985, the J.B. Wilmeth Survey, Abstract Number 983 and the Levin Routh Survey, Abstract Number 779, Collin County, Texas and being all that tract of land conveyed to the City of Celina, according to the document filed of record in described in Document Number 20150918001191130, Deed Records Collin County, Texas (D.R.C.C.T.) a portion of those tracts of land conveyed to The Parks At Wilson Creek, L.P., according to the document filed of record in Document Number 20150916001178630 and Document Number 20130830001229380, (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said The Parks At Wilson Creek, L.P. tract recorded in Document Number 20130830001229380 (D.R.C.C.T.);

THENCE North 89°55'39" East, a distance of 2644.88 feet to a point for corner;

THENCE South 6°25'40" West, a distance of 159.42 feet to a point for corner;

THENCE South 5°35'23" West, a distance of 131.26 feet to a point for corner;

THENCE South 4°57'45" East, a distance of 449.10 feet to a point for corner;

THENCE South 36°01'46" West, a distance of 230.27 feet to a point for corner;

THENCE South 63°18'07" West, a distance of 213.10 feet to a point for corner;

THENCE South 52°44'48" West, a distance of 244.54 feet to a point for corner;

THENCE South 23°59'18" West, a distance of 841.72 feet to a point for corner;

THENCE South 5°05'42" West, a distance of 595.18 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 42°32'11", a radius of 2250.00 feet, a chord bearing and distance of South 56°46'05" East, 1632.31 feet;

THENCE with said curve to the left, an arc distance of 1670.40 feet to a point for corner;

THENCE North 0°31'21" West, a distance of 160.39 feet to a point for corner;

THENCE North 89°18'15" East, a distance of 29.02 feet to a point for corner;

THENCE North 19°32'14" East, a distance of 2818.61 feet to a point for corner;

THENCE North 88°47'20" East, a distance of 1681.37 feet to a point for corner;

THENCE South 2°52'44" West, a distance of 412.39 feet to a point for corner;

THENCE South 0°06'08" West, a distance of 2248.43 feet to a point for corner;

THENCE North 89°18'15" East, a distance of 894.18 feet to a point for corner;

THENCE South 0°02'23" East, a distance of 216.90 feet to a point for corner;

THENCE North 89°22'17" East, a distance of 94.21 feet to a point for corner;

THENCE South 0°24'10" East, a distance of 3053.19 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 2°34'58", a radius of 9566.62 feet, a chord bearing and distance of North 85°39'27" West, 431.21 feet;

THENCE with said curve to the left, an arc distance of 431.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°36'34", a radius of 14829.57 feet, a chord bearing and distance of North 87°48'35" West, 1451.28 feet;

THENCE with said curve to the left, an arc distance of 1451.86 feet to a point for corner;

THENCE South 89°23'08" West, a distance of 495.31 feet to a point at the beginning of a tangent curve to the left having a central angle of 19°55'13", a radius of 4045.01 feet, a chord bearing and distance of South 79°25'28" West, 1399.27 feet;

THENCE with said curve to the left, an arc distance of 1406.35 feet to a point for corner;

THENCE South 89°59'30" West, a distance of 1600.75 feet to a point for corner;

THENCE North 0°37'42" West, a distance of 1649.41 feet to a point for corner;

THENCE North 54°15'25" East, a distance of 296.95 feet to a point for corner;

THENCE North 0°25'25" East, a distance of 91.30 feet to a point for corner;

THENCE North 89°36'07" East, a distance of 166.57 feet to a point for corner;

THENCE North 7°29'59" East, a distance of 1483.88 feet to a point for corner;

THENCE North 8°01'34" East, a distance of 22.19 feet to a point for corner;

THENCE North 89°48'37" West, a distance of 106.63 feet to a point for corner;

THENCE North 6°54'39" West, a distance of 258.73 feet to a point for corner;

THENCE North 6°55'55" West, a distance of 321.75 feet to a point for corner;

THENCE North 80°31'35" West, a distance of 111.10 feet to a point for corner;

THENCE North 1°16'35" East, a distance of 33.09 feet to a point for corner;

THENCE South 89°28'59" West, a distance of 1230.89 feet to a point for corner;

THENCE South 89°28'21" West, a distance of 577.17 feet to a point for corner;

THENCE North 0°10'48" West, a distance of 1043.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 18°41'20", a radius of 820.10 feet, a chord bearing and distance of North 8°17'17" East, 266.32 feet;

THENCE with said curve to the right, an arc distance of 267.50 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 15°28'07", a radius of 1090.03 feet, a chord bearing and distance of North 5°30'01" East, 293.39 feet;

THENCE with said curve to the left, an arc distance of 294.28 feet to a point for corner;

THENCE North 2°06'44" East, a distance of 867.17 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 10°24'10", a radius of 971.20 feet, a chord bearing and distance of North 7°44'28" East, 176.09 feet;

THENCE with said curve to the right, an arc distance of 176.33 feet to the **POINT OF BEGINNING** and containing 652.282 acres or 28,413,384 square feet of land.

SAVE AND EXCEPT the following described 5.315 acre tract of land.

SAVE AND EXCEPT:
5.315 ACRES

BEING a tract of land situated in the Samuel Queen Survey, Abstract Number 731 and the Charles P. Rice Survey, Abstract Number 771, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to The Parks at Wilson Creek, L.P., according to the document filed of record in Document Number 20130830001229380, Deed Record Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the northwest corner of this tract from which the northwest corner of said The Parks At Wilson Creek, L.P. tract recorded in Document Number 20130830001229380 (D.R.C.C.T.) same being the northwest corner of the above described 646.9668 acre tract bears North 01°12'23" West, 738.14 feet;

THENCE North 89°55'39" East, a distance of 160.38 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 77°25'26", a radius of 50.00 feet, a chord bearing and distance of South 47°59'28" East, 62.54 feet;

THENCE with said curve to the left, an arc distance of 67.57 feet to a point for corner;

THENCE South 0°04'15" East, a distance of 135.09 feet to a point for corner;

THENCE North 89°55'39" East, a distance of 361.00 feet to a point for corner;

THENCE South 0°04'15" East, a distance of 42.74 feet to a point for corner;

THENCE South 55°09'24" West, a distance of 72.90 feet to a point for corner;

THENCE South 34°50'36" East, a distance of 132.42 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 36°29'48", a radius of 275.00 feet, a chord bearing and distance of South 29°17'39" West, 172.22 feet;

THENCE with said curve to the left, an arc distance of 175.17 feet to a point for corner;

THENCE South 11°02'45" West, a distance of 5.30 feet to a point for corner;

THENCE South 55°09'33" West, a distance of 21.54 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 11°24'44", a radius of 1050.00 feet, a chord bearing and distance of North 86°50'35" West, 208.79 feet;

THENCE with said curve to the left, an arc distance of 209.14 feet to a point for corner;

THENCE South 87°27'03" West, a distance of 145.99 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 7°37'09", a radius of 940.00 feet, a chord bearing and distance of South 84°29'46" West, 124.91 feet;

THENCE with said curve to the right, an arc distance of 125.00 feet to a point for corner;

THENCE North 40°47'05" West, a distance of 38.57 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 10°34'56", a radius of 1150.03 feet, a chord bearing and distance of North 3°10'19" East, 212.10 feet;

THENCE with said curve to the left, an arc distance of 212.40 feet to a point for corner;

THENCE North 2°06'44" East, a distance of 303.26 feet to the **POINT OF BEGINNING** and containing 5.315 acres or 231,511 square feet of land, more or less.

APPENDIX C-2
LEGAL DESCRIPTION - PHASE #1

METES AND BOUNDS DESCRIPTION
The Parks at Wilson Creek - Phase 1
(approx. 109.2127 acres)

WHEREAS THE PARKS AT WILSON CREEK, L.P., is the owner of a tract of land situated in the Charles P. Rice Survey, Abstract Number 771, the J.B. Wilmeth Survey, Abstract Number 985, the J.B. Wilmeth Survey, Abstract Number 983 and the Levin Routh Survey, Abstract Number 779, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to The Parks At Wilson Creek, L.P., according to the document filed of record in Document Number 20130830001229380, Deed Records Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a point in the west line of said The Parks at Wilson Creek tract same being common with the east line of that tract of land described as Tract 4 conveyed to Bilinda Cox Matusex Special Trust, according to the document filed of record in Document No. 20120724000891520 (D.R.C.C.T.) for the southeast corner of this tract from which an iron pipe found in the north line of that tract of land conveyed to Collin County, according to the document filed of record in Document No. 20191003001242980 (D.R.C.C.T.) at the southeast corner of that tract of land conveyed to Collin County, according to the document filed of record in Document No. 20191118001467990 same being common with the southwest corner of that tract of land conveyed to Collin County, according to the document filed of record in Document No. 2019112700151754 (O.P.R.C.C.T.) bears South 0°24'10" East, 568.32 feet;

THENCE leaving said common line over and across the above-mentioned Parks at Wilson Creek tract the following sixteen (16) courses and distances:

South 89°35'50" West, a distance of 753.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 11°42'08", a radius of 278.29 feet, a chord bearing and distance of North 84°31'20" West, 56.74 feet;

With said curve to the right, an arc distance of 56.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 58°53'22" West, a distance of 14.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 71°45'57" West, a distance of 51.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 18°38'15", a radius of 224.50 feet, a chord bearing and distance of North 8°54'57" East, 72.70 feet;

With said curve to the left, an arc distance of 73.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°24'10" West, a distance of 61.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract

North 18°50'16" West, a distance of 15.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°35'50" West, a distance of 247.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°24'10" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 6°10'42" East, a distance of 41.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 2°19'10" West, a distance of 124.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 87°30'12" West, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 2°29'48" West, a distance of 120.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°08'58" West, a distance of 6.37 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 167°34'35", a radius of 50.00 feet, a chord bearing and distance of South 85°14'50" West, 99.41 feet;

With said curve to the left, an arc distance of 146.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 1°27'33" West, a distance of 89.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line the above-mentioned Collin County tract recorded in 20191118001467990 same being common with the south line of the above-mentioned Parks at Wilson Creek tract at the beginning of a non-tangent curve to the left having a central angle of 2°04'24", a radius of 14,835.50 feet, a chord bearing and distance of North 89°34'39" West, 536.79 feet;

THENCE with said common line the following three (3) courses and distances:

With said curve to the left, an arc distance of 536.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°23'08" West, a distance of 495.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 19°55'22", a radius of 4,044.50 feet, a chord bearing and distance of South 79°25'28" West, 1,399.27 feet;

With said curve to the left, an arc distance of 1,406.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Parks at Wilson Creek tract same being common with the north line of that tract of land conveyed to Belknap FP, LTD, according to the document filed of record in Document No. 98-0123880 (D.R.C.C.T.) for corner of this tract;

THENCE South 89°59'30" West, with said common line, a distance of 198.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE leaving said common line over and across the above-mentioned Parks at Wilson Creek tract the seventy-seven (77) courses and distances:

North 0°01'00" West, a distance of 74.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 19°17'00" East, a distance of 125.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°45'05" West, a distance of 15.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 25°47'06" East, a distance of 39.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 64°11'54", a radius of 175.00 feet, a chord bearing and distance of North 32°06'57" West, 185.99 feet;

With said curve to the right, an arc distance of 196.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°01'00" West, a distance of 13.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 33°42'08", a radius of 59.50 feet, a chord bearing and distance of North 16°52'04" West, 34.50 feet;

With said curve to the left, an arc distance of 35.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°01'00" West, a distance of 288.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 53°20'47", a radius of 59.50 feet, a chord bearing and distance of North 26°39'24" East, 53.42 feet;

With said curve to the left, an arc distance of 55.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°01'00" West, a distance of 230.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 44°59'00" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°59'00" East, a distance of 151.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 21°27'23", a radius of 400.00 feet, a chord bearing and distance of North 79°15'18" East, 148.92 feet;

With said curve to the left, an arc distance of 149.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 69°24'36" East, a distance of 14.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 26°37'56" East, a distance of 111.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 26°36'57", a radius of 224.00 feet, a chord bearing and distance of South 13°19'28" East, 103.12 feet;

With said curve to the right, an arc distance of 104.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°01'00" East, a distance of 63.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°59'00" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°01'00" East, a distance of 9.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 45°01'00" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°59'00" East, a distance of 10.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°01'00" West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°55'27" East, a distance of 59.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 79°19'17" East, a distance of 59.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 68°42'43" East, a distance of 48.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 84°25'55" East, a distance of 100.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 82°39'44" East, a distance of 50.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°52'15" East, a distance of 96.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 74°08'46" East, a distance of 58.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 71°47'29" East, a distance of 58.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 69°55'04" East, a distance of 135.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 73°42'14" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 57°24'52" East, a distance of 27.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 60°41'20" East, a distance of 300.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 57°04'00" East, a distance of 195.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 51°36'59" East, a distance of 48.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 48°51'25" East, a distance of 380.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 6°50'27", a radius of 1,462.50 feet, a chord bearing and distance of North 44°57'48" West, 174.51 feet;

With said curve to the left, an arc distance of 174.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 48°23'02" West, a distance of 1,384.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 27°33'26", a radius of 1,039.82 feet, a chord bearing and distance of North 34°32'21" West, 495.31 feet;

With said curve to the right, an arc distance of 500.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 2°01'38", a radius of 684.50 feet, a chord bearing and distance of North 21°44'34" West, 24.22 feet;

With said curve to the left, an arc distance of 24.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 29°53'35" West, a distance of 17.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 11°20'04", a radius of 682.50 feet, a chord bearing and distance of North 29°55'17" West, 134.79 feet;

With said curve to the left, an arc distance of 135.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 35°35'18" West, a distance of 15.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 18°14'07", a radius of 22.50 feet, a chord bearing and distance of North 44°42'22" West, 7.13 feet;

With said curve to the left, an arc distance of 7.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 53°49'25" West, a distance of 33.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 20°54'23", a radius of 52.50 feet, a chord bearing and distance of North 64°16'37" West, 19.05 feet;

With said curve to the left, an arc distance of 19.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 0°22'23" West, a distance of 112.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°37'28" East, a distance of 16.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°21'44" East, a distance of 41.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 33°14'54", a radius of 21.50 feet, a chord bearing and distance of North 55°44'15" East, 12.30 feet;

With said curve to the left, an arc distance of 12.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°06'48" East, a distance of 12.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 23°02'50", a radius of 51.50 feet, a chord bearing and distance of North 27°35'23" East, 20.58 feet;

With said curve to the left, an arc distance of 20.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°34'21" East, a distance of 105.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 5°42'23", a radius of 491.50 feet, a chord bearing and distance of South 17°51'23" East, 48.93 feet;

With said curve to the left, an arc distance of 48.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 33°22'24", a radius of 21.50 feet, a chord bearing and distance of South 37°23'47" East, 12.35 feet;

With said curve to the left, an arc distance of 12.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 56°46'24" East, a distance of 10.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 23°10'06", a radius of 51.50 feet, a chord bearing and distance of South 68°21'27" East, 20.68 feet;

With said curve to the left, an arc distance of 20.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA"

set for corner;

South 5°37'50" East, a distance of 104.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 6°12'32", a radius of 411.50 feet, a chord bearing and distance of South 65°55'51" West, 44.57 feet;

With said curve to the left, an arc distance of 44.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 38°50'36", a radius of 21.50 feet, a chord bearing and distance of South 43°24'17" West, 14.30 feet;

With said curve to the left, an arc distance of 14.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°59'00" West, a distance of 7.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 44°18'41", a radius of 51.50 feet, a chord bearing and distance of South 1°49'39" West, 38.84 feet;

With said curve to the left, an arc distance of 39.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°19'41" East, a distance of 61.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°07'29" East, a distance of 24.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 3°33'57", a radius of 525.50 feet, a chord bearing and distance of South 17°16'25" East, 32.70 feet;

With said curve to the right, an arc distance of 32.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 14°16'40", a radius of 494.50 feet, a chord bearing and distance of South 22°37'46" East, 122.91 feet;

With said curve to the left, an arc distance of 123.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 18°36'55", a radius of 962.50 feet, a chord bearing and distance of South 39°04'34" East, 311.34 feet;

With said curve to the left, an arc distance of 312.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 48°23'02" East, a distance of 1383.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 17°54'58", a radius of 1,537.50 feet, a chord bearing and distance of South 39°25'33" East, 478.81 feet;

With said curve to the right, an arc distance of 480.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 59°31'36" East, a distance of 13.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 41°38'43" East, a distance of 736.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 53°37'24" East, a distance of 118.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 67°35'47" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°35'50" East, a distance of 1,021.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°24'10" East, a distance of 26.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°35'50" East, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of the above-mentioned Parks at Wilson Creek tract being common with the east line of the above-mentioned Bilinda Cox tract for corner of this tract from which an iron rod found for the westerly line of said Parks at Wilson Creek tract being common with the northwest corner of said Bilinda Cox tract bears North 0°24'10" East, 1,203.03 feet;

THENCE South 0°24'10" East, with said common line, a distance of 1,426.55 feet to the **POINT OF BEGINNING** and containing 111.6312 acres or 4,862,657 square feet of land, more or less.

**SAVE AND EXCEPT
2.4185 ACRES**

BEING a tract of land situated in the J.B. Wilmeth Survey, Abstract Number 983 and the Levin Routh Survey, Abstract Number 779, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to The Parks At Wilson Creek, L.P., according to the document filed of record in Document Number 20130830001229380, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a point in the northeast intersection of Eden Way and Lakeside Drive for the southeast corner of this tract;

THENCE South 60°41'20" West, a distance of 526.16 feet to a point at the beginning of a tangent curve to the left having a central angle of 67°29'59", a radius of 50.00 feet, a chord bearing and distance of South 26°56'21" West, 55.56 feet;

THENCE with said Lakeside Drive the following three (3) courses and distances:

South 53°49'57" West, a distance of 255.49 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 112°00'01", a radius of 175.00 feet, a chord bearing and distance of North 70°01'19" West, 290.16 feet;

With said curve to the right, an arc distance of 342.09 feet to a point for corner;

North 14°01'18" West, a distance of 28.28 feet to a point for corner;

THENCE North 60°41'20" East, leaving the above-mentioned Lakeside Drive, a distance of 474.31 feet to a point for corner;

THENCE South 29°18'40" East, a distance of 130.00 feet to a point for corner;

THENCE South 60°41'20" West, a distance of 46.16 feet to a point for corner;

THENCE South 29°18'40" East, a distance of 50.00 feet to a point for corner;

THENCE North 60°41'20" East, a distance of 5.08 feet to a point for corner;

THENCE South 75°11'23" East, a distance of 14.36 feet to a point for corner;

THENCE South 32°47'39" East, a distance of 15.60 feet to a point for corner;

THENCE South 9°39'22" West, a distance of 14.34 feet to the **POINT OF BEGINNING**

and containing 2.4185 acres or 105,349 square feet of land, more or less.

APPENDIX C-3
LEGAL DESCRIPTION - MAJOR IMPROVEMENT AREA

METES AND BOUNDS DESCRIPTION
The Parks at Wilson Creek - Major Improvement Area
(approx. 537.7543 acres)

FIELD NOTE DESCRIPTION

652.282 ACRES

BEING a tract of land situated in the Samuel Queen Survey, Abstract Number 731, the Charles P. Rice Survey, Abstract Number 771, the Mary Howell Survey, Abstract Number 395, the J.B. Wilmeth Survey, Abstract Number 985, the J.B. Wilmeth Survey, Abstract Number 983 and the Levin Routh Survey, Abstract Number 779, Collin County, Texas and being all that tract of land conveyed to the City of Celina, according to the document filed of record in described in Document Number 20150918001191130, Deed Records Collin County, Texas (D.R.C.C.T.) a portion of those tracts of land conveyed to The Parks At Wilson Creek, L.P., according to the document filed of record in Document Number 20150916001178630 and Document Number 20130830001229380, (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said The Parks At Wilson Creek, L.P. tract recorded in Document Number 20130830001229380 (D.R.C.C.T.);

THENCE North 89°55'39" East, a distance of 2644.88 feet to a point for corner;

THENCE South 6°25'40" West, a distance of 159.42 feet to a point for corner;

THENCE South 5°35'23" West, a distance of 131.26 feet to a point for corner;

THENCE South 4°57'45" East, a distance of 449.10 feet to a point for corner;

THENCE South 36°01'46" West, a distance of 230.27 feet to a point for corner;

THENCE South 63°18'07" West, a distance of 213.10 feet to a point for corner;

THENCE South 52°44'48" West, a distance of 244.54 feet to a point for corner;

THENCE South 23°59'18" West, a distance of 841.72 feet to a point for corner;

THENCE South 5°05'42" West, a distance of 595.18 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 42°32'11", a radius of 2250.00 feet, a chord bearing and distance of South 56°46'05" East, 1632.31 feet;

THENCE with said curve to the left, an arc distance of 1670.40 feet to a point for corner;

THENCE North 0°31'21" West, a distance of 160.39 feet to a point for corner;

THENCE North 89°18'15" East, a distance of 29.02 feet to a point for corner;

THENCE North 19°32'14" East, a distance of 2818.61 feet to a point for corner;

THENCE North 88°47'20" East, a distance of 1681.37 feet to a point for corner;

THENCE South 2°52'44" West, a distance of 412.39 feet to a point for corner;

THENCE South 0°06'08" West, a distance of 2248.43 feet to a point for corner;

THENCE North 89°18'15" East, a distance of 894.18 feet to a point for corner;

THENCE South 0°02'23" East, a distance of 216.90 feet to a point for corner;

THENCE North 89°22'17" East, a distance of 94.21 feet to a point for corner;

THENCE South 0°24'10" East, a distance of 3053.19 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 2°34'58", a radius of 9566.62 feet, a chord bearing and distance of North 85°39'27" West, 431.21 feet;

THENCE with said curve to the left, an arc distance of 431.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°36'34", a radius of 14829.57 feet, a chord bearing and distance of North 87°48'35" West, 1451.28 feet;

THENCE with said curve to the left, an arc distance of 1451.86 feet to a point for corner;

THENCE South 89°23'08" West, a distance of 495.31 feet to a point at the beginning of a tangent curve to the left having a central angle of 19°55'13", a radius of 4045.01 feet, a chord bearing and distance of South 79°25'28" West, 1399.27 feet;

THENCE with said curve to the left, an arc distance of 1406.35 feet to a point for corner;

THENCE South 89°59'30" West, a distance of 1600.75 feet to a point for corner;

THENCE North 0°37'42" West, a distance of 1649.41 feet to a point for corner;

THENCE North 54°15'25" East, a distance of 296.95 feet to a point for corner;

THENCE North 0°25'25" East, a distance of 91.30 feet to a point for corner;

THENCE North 89°36'07" East, a distance of 166.57 feet to a point for corner;

THENCE North 7°29'59" East, a distance of 1483.88 feet to a point for corner;

THENCE North 8°01'34" East, a distance of 22.19 feet to a point for corner;

THENCE North 89°48'37" West, a distance of 106.63 feet to a point for corner;

THENCE North 6°54'39" West, a distance of 258.73 feet to a point for corner;

THENCE North 6°55'55" West, a distance of 321.75 feet to a point for corner;

THENCE North 80°31'35" West, a distance of 111.10 feet to a point for corner;

THENCE North 1°16'35" East, a distance of 33.09 feet to a point for corner;

THENCE South 89°28'59" West, a distance of 1230.89 feet to a point for corner;

THENCE South 89°28'21" West, a distance of 577.17 feet to a point for corner;

THENCE North 0°10'48" West, a distance of 1043.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 18°41'20", a radius of 820.10 feet, a chord bearing and distance of North 8°17'17" East, 266.32 feet;

THENCE with said curve to the right, an arc distance of 267.50 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 15°28'07", a radius of 1090.03 feet, a chord bearing and distance of North 5°30'01" East, 293.39 feet;

THENCE with said curve to the left, an arc distance of 294.28 feet to a point for corner;

THENCE North 2°06'44" East, a distance of 867.17 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 10°24'10", a radius of 971.20 feet, a chord bearing and distance of North 7°44'28" East, 176.09 feet;

THENCE with said curve to the right, an arc distance of 176.33 feet to the **POINT OF BEGINNING** and containing 652.282 acres or 28,413,403 square feet of land. **Save and Except** the following described 5.315 acre tract of land and the 109.2127 acre tract of land.

SAVE & EXCEPT

5.315 ACRES

BEING a tract of land situated in the Samuel Queen Survey, Abstract Number 731 and the Charles P. Rice Survey, Abstract Number 771, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to The Parks at Wilson Creek, L.P., according to the document filed of record in Document Number 20130830001229380, Deed Record Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for the northwest corner of this tract from which the northwest corner of said The Parks At Wilson Creek, L.P. tract recorded in Document Number 20130830001229380 (D.R.C.C.T.) same being the northwest corner of the above described 646.9668 acre tract bears North 01°12'23" West, 738.14 feet;

THENCE North 89°55'39" East, a distance of 160.38 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 77°25'26", a radius of 50.00 feet, a chord bearing and distance of South 47°59'28" East, 62.54 feet;

THENCE with said curve to the left, an arc distance of 67.57 feet to a point for corner;

THENCE South 0°04'15" East, a distance of 135.09 feet to a point for corner;

THENCE North 89°55'39" East, a distance of 361.00 feet to a point for corner;

THENCE South 0°04'15" East, a distance of 42.74 feet to a point for corner;

THENCE South 55°09'24" West, a distance of 72.90 feet to a point for corner;

THENCE South 34°50'36" East, a distance of 132.42 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 36°29'48", a radius of 275.00 feet, a chord bearing and distance of South 29°17'39" West, 172.22 feet;

THENCE with said curve to the left, an arc distance of 175.17 feet to a point for corner;

THENCE South 11°02'45" West, a distance of 5.30 feet to a point for corner;

THENCE South 55°09'33" West, a distance of 21.54 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 11°24'44", a radius of 1050.00 feet, a chord bearing and distance of North 86°50'35" West, 208.79 feet;

THENCE with said curve to the left, an arc distance of 209.14 feet to a point for corner;

THENCE South 87°27'03" West, a distance of 145.99 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 7°37'09", a radius of 940.00 feet, a chord bearing and distance of South 84°29'46" West, 124.91 feet;

THENCE with said curve to the right, an arc distance of 125.00 feet to a point for corner;

THENCE North 40°47'05" West, a distance of 38.57 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 10°34'56", a radius of 1150.03 feet, a chord bearing and distance of North 3°10'19" East, 212.10 feet;

THENCE with said curve to the left, an arc distance of 212.40 feet to a point for corner;

THENCE North 2°06'44" East, a distance of 303.26 feet to the **POINT OF BEGINNING** and containing 5.315 acres or 231,521 square feet of land, more or less.

SAVE & EXCEPT

109.2127 acres from the following described 111.631 acres

BEING a tract of land situated in the Charles P. Rice Survey, Abstract Number 771, the J.B. Wilmeth Survey, Abstract Number 985, the J.B. Wilmeth Survey, Abstract Number 983 and the Levin Routh Survey, Abstract Number 779, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to The Parks At Wilson Creek, L.P., according to the document filed of record in Document Number 20130830001229380, Deed Records Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a point in the west line of said The Parks at Wilson Creek tract same being common with the east line of that tract of land described as Tract 4 conveyed to Bilinda Cox Matuses Special Trust, according to the document filed of record in Document No. 20120724000891520 (D.R.C.C.T.) for the southeast corner of this tract from which an iron pipe found in the north line of that tract of land conveyed to Collin County, according to the document filed of record in Document No. 20191003001242980 (D.R.C.C.T.) at the southeast corner of that tract of land conveyed to Collin County, according to the document filed of record in Document No. 20191118001467990 same being common with the southwest corner of that tract of land conveyed to Collin County, according to the document filed of record in Document No. 2019112700151754 (O.P.R.C.C.T.) bears South 0°24'10" East, 568.32 feet;

THENCE leaving said common line over and across the above-mentioned Parks at Wilson Creek tract the

following sixteen (16) courses and distances:

South 89°35'50" West, a distance of 753.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 11°42'08", a radius of 278.29 feet, a chord bearing and distance of North 84°31'20" West, 56.74 feet;

With said curve to the right, an arc distance of 56.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 58°53'22" West, a distance of 14.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 71°45'57" West, a distance of 51.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 18°38'15", a radius of 224.50 feet, a chord bearing and distance of North 8°54'57" East, 72.70 feet;

With said curve to the left, an arc distance of 73.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°24'10" West, a distance of 61.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract

North 18°50'16" West, a distance of 15.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°35'50" West, a distance of 247.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°24'10" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 6°10'42" East, a distance of 41.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 2°19'10" West, a distance of 124.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 87°30'12" West, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 2°29'48" West, a distance of 120.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°08'58" West, a distance of 6.37 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 167°34'35", a radius of 50.00 feet, a chord bearing and distance of South 85°14'50" West, 99.41 feet;

With said curve to the left, an arc distance of 146.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 1°27'33" West, a distance of 89.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line the above-mentioned Collin County tract recorded in 20191118001467990 same being common with the south line of the above-mentioned Parks at Wilson Creek tract at the beginning of a non-tangent curve to the left having a central angle of 2°04'24", a radius of 14,835.50 feet, a chord bearing and distance of North 89°34'39" West, 536.79 feet;

THENCE with said common line the following three (3) courses and distances:

With said curve to the left, an arc distance of 536.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 89°23'08" West, a distance of 495.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 19°55'22", a radius of 4,044.50 feet, a chord bearing and distance of South 79°25'28" West, 1,399.27 feet;

With said curve to the left, an arc distance of 1,406.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Parks at Wilson Creek tract same being common with the north line of that tract of land conveyed to Belknap FP, LTD, according to the document filed of record in Document No. 98-0123880 (D.R.C.C.T.) for corner of this tract;

THENCE South 89°59'30" West, with said common line, a distance of 198.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE leaving said common line over and across the above-mentioned Parks at Wilson Creek tract the seventy-seven (77) courses and distances:

North 0°01'00" West, a distance of 74.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 19°17'00" East, a distance of 125.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°45'05" West, a distance of 15.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 25°47'06" East, a distance of 39.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 64°11'54", a radius of 175.00 feet, a chord bearing and distance of North 32°06'57" West, 185.99 feet;

With said curve to the right, an arc distance of 196.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°01'00" West, a distance of 13.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 33°42'08", a radius of 59.50 feet, a chord bearing and distance of North 16°52'04" West, 34.50 feet;

With said curve to the left, an arc distance of 35.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°01'00" West, a distance of 288.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 53°20'47", a radius of 59.50 feet, a chord bearing and distance of North 26°39'24" East, 53.42 feet;

With said curve to the left, an arc distance of 55.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°01'00" West, a distance of 230.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 44°59'00" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°59'00" East, a distance of 151.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 21°27'23", a radius of 400.00 feet, a chord bearing and distance of North 79°15'18" East, 148.92 feet;

With said curve to the left, an arc distance of 149.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 69°24'36" East, a distance of 14.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 26°37'56" East, a distance of 111.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 26°36'57", a radius of 224.00 feet, a chord bearing and distance of South 13°19'28" East, 103.12 feet;

With said curve to the right, an arc distance of 104.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°01'00" East, a distance of 63.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°59'00" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°01'00" East, a distance of 9.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 45°01'00" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°59'00" East, a distance of 10.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°01'00" West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°55'27" East, a distance of 59.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 79°19'17" East, a distance of 59.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 68°42'43" East, a distance of 48.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 84°25'55" East, a distance of 100.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 82°39'44" East, a distance of 50.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°52'15" East, a distance of 96.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 74°08'46" East, a distance of 58.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 71°47'29" East, a distance of 58.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 69°55'04" East, a distance of 135.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 73°42'14" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 57°24'52" East, a distance of 27.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 60°41'20" East, a distance of 300.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 57°04'00" East, a distance of 195.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for

corner of this tract;

North 51°36'59" East, a distance of 48.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 48°51'25" East, a distance of 380.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 6°50'27", a radius of 1,462.50 feet, a chord bearing and distance of North 44°57'48" West, 174.51 feet;

With said curve to the left, an arc distance of 174.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 48°23'02" West, a distance of 1,384.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 27°33'26", a radius of 1,039.82 feet, a chord bearing and distance of North 34°32'21" West, 495.31 feet;

With said curve to the right, an arc distance of 500.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 2°01'38", a radius of 684.50 feet, a chord bearing and distance of North 21°44'34" West, 24.22 feet;

With said curve to the left, an arc distance of 24.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 29°53'35" West, a distance of 17.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 11°20'04", a radius of 682.50 feet, a chord bearing and distance of North 29°55'17" West, 134.79 feet;

With said curve to the left, an arc distance of 135.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 35°35'18" West, a distance of 15.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 18°14'07", a radius of 22.50 feet, a chord bearing and distance of North 44°42'22" West, 7.13 feet;

With said curve to the left, an arc distance of 7.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 53°49'25" West, a distance of 33.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 20°54'23", a radius of 52.50 feet, a chord bearing and distance of North 64°16'37" West, 19.05 feet; With said curve to the left, an arc distance of 19.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 0°22'23" West, a distance of 112.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 73°37'28" East, a distance of 16.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 72°21'44" East, a distance of 41.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 33°14'54", a radius of 21.50 feet, a chord bearing and distance of North 55°44'15" East, 12.30 feet;

With said curve to the left, an arc distance of 12.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 39°06'48" East, a distance of 12.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 23°02'50", a radius of 51.50 feet, a chord bearing and distance of North 27°35'23" East, 20.58 feet;

With said curve to the left, an arc distance of 20.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 89°34'21" East, a distance of 105.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 5°42'23", a radius of 491.50 feet, a chord bearing and distance of South 17°51'23" East, 48.93 feet;

With said curve to the left, an arc distance of 48.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 33°22'24", a radius of 21.50 feet, a chord bearing and distance of South 37°23'47" East, 12.35 feet;

With said curve to the left, an arc distance of 12.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 56°46'24" East, a distance of 10.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 23°10'06", a radius of 51.50 feet, a chord bearing and distance of South 68°21'27" East, 20.68 feet;

With said curve to the left, an arc distance of 20.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 5°37'50" East, a distance of 104.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 6°12'32", a radius of 411.50 feet, a chord bearing and distance of South 65°55'51" West, 44.57 feet;

With said curve to the left, an arc distance of 44.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 38°50'36", a radius of 21.50 feet, a chord bearing and distance of South 43°24'17" West, 14.30 feet;

With said curve to the left, an arc distance of 14.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 23°59'00" West, a distance of 7.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 44°18'41", a radius of 51.50 feet, a chord bearing and distance of South 1°49'39" West, 38.84 feet;

With said curve to the left, an arc distance of 39.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 20°19'41" East, a distance of 61.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 13°07'29" East, a distance of 24.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 3°33'57", a radius of 525.50 feet, a chord bearing and distance of South 17°16'25" East, 32.70 feet;

With said curve to the right, an arc distance of 32.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 14°16'40", a radius of 494.50 feet, a chord bearing and distance of South 22°37'46" East, 122.91 feet;

With said curve to the left, an arc distance of 123.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 18°36'55", a radius of 962.50 feet, a chord bearing and distance of South 39°04'34" East, 311.34 feet;

With said curve to the left, an arc distance of 312.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 48°23'02" East, a distance of 1383.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 17°54'58", a radius of 1,537.50 feet, a chord bearing and distance of South 39°25'33" East, 478.81 feet;

With said curve to the right, an arc distance of 480.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 59°31'36" East, a distance of 13.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 41°38'43" East, a distance of 736.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 53°37'24" East, a distance of 118.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 67°35'47" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°35'50" East, a distance of 1,021.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 0°24'10" East, a distance of 26.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 89°35'50" East, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of the above-mentioned Parks at Wilson Creek tract being common with the east line of the above-mentioned Bilinda Cox tract for corner of this tract from which an iron rod found for the westerly line of said Parks at Wilson Creek tract being common with the northwest corner of said Bilinda Cox tract bears North 0°24'10" East, 1,203.03 feet;

THENCE South 0°24'10" East, with said common line, a distance of 1,426.55 feet to the **POINT OF BEGINNING** and containing 111.631 acres or 4,862,646 square feet of land, more or less.

SAVE AND EXCEPT

2.419 ACRES

BEING a tract of land situated in the J.B. Wilmeth Survey, Abstract Number 983 and the Levin Routh Survey, Abstract Number 779, City of Celina, Collin County, Texas and being a portion of that tract of land conveyed to The Parks At Wilson Creek, L.P., according to the document filed of record in Document Number 20130830001229380, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a point in the northwest intersection of Eden Way and Lakeside Drive for the southeast corner of this tract;

THENCE with said Lakeside Drive the following three (3) courses and distances:

South 53°49'57" West, a distance of 255.49 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 112°00'01", a radius of 175.00 feet, a chord bearing and distance of North 70°01'19" West, 290.16 feet;

With said curve to the right, an arc distance of 342.09 feet to a point for corner;

North 14°01'18" West, a distance of 28.28 feet to a point for corner;

THENCE North 60°41'20" East, leaving the above-mentioned Lakeside Drive, a distance of 474.31 feet to a point for corner;

THENCE South 29°18'40" East, a distance of 130.00 feet to a point for corner;

THENCE South 60°41'20" West, a distance of 46.16 feet to a point for corner;

THENCE South 29°18'40" East, a distance of 50.00 feet to a point for corner;

THENCE North 60°41'20" East, a distance of 5.08 feet to a point for corner;

THENCE South 75°11'23" East, a distance of 14.36 feet to a point for corner;

THENCE South 32°47'39" East, a distance of 15.60 feet to a point for corner;

THENCE South 9°39'22" West, a distance of 14.34 feet to the **POINT OF BEGINNING**

and containing 2.419 acres or 105,371 square feet of land, more or less.

APPENDIX C-4
LEGAL DESCRIPTION – PHASE #2

EXHIBIT "A"
Property Description
(PAWC – Phase 2 – 133.904 Acres)

Tract 1- 36.150 Acres

BEING a tract of land situated in the Mary Howell Survey, Abstract No. 395 and the J.B. Wilmeth Survey, Abstract No. 985, City of Celina, Collin County, Texas and being all of that called 11.698 acre tract of land described in deed to Celina Independent School District as recorded in Document Number 2023000116913, Official Public Records of Collin County, Texas, being a part of that called 160.524 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20150916001178630, Official Public Records of Collin County, Texas, being a part of that called 539.914 acre tract of land described in deed to The Parks at Wilson Creek as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas, being a part of that called 58.989 acre tract of land described in deed to PH Land Holdings, LLC as recorded in Document Number 202400138111, Official Public Records of Collin County, Texas and being a part of a tract of land described in a Street Right-of-Way Deed to the City of Celina, Texas as recorded in Document Number 20220301000328180, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "KHA" found in the west right-of-way line of Roseland Parkway, a variable width right-of-way dedicated by Parks at Wilson Creek, Phase 1 plat, an addition to the City of Celina, Texas as recorded in Document Number 2023-92, Official Public Records of Collin County Texas, said point being in the common westerly line of said Street Right-of-Way Deed, said point also being in the south line of said 160.524 acre tract, the beginning of a non-tangent curve to the left with a radius of 51.50 feet, a central angle of 19°12'59", and a chord bearing and distance of North 06°27'28" East, 17.19 feet;

THENCE along the west line of said Street Right-of-Way Deed as follows:

Along said non-tangent curve to the left, 17.27 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 03°09'02" West, 64.56 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 32°21'31" East, 5.26 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 455.50 feet, a central angle of 23°36'05", and a chord bearing and distance of North 07°44'12" East, 186.31 feet;

Along said non-tangent curve to the right, 187.63 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the east line of a called 30.778 acre tract of land described in deed to City of Celina as recorded in Document Number 20150918001191130, Official Public Records of Collin County, Texas;

North 19°32'14" East, 718.58 feet along the east line of said 30.778 acre tract to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE over and across said 160.524 acre tract as follows:

South 70°27'46" East, 75.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 19°32'14" West, 13.50 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 25°27'33" East, 21.21 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 70°27'21" East, 223.03 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 480.00 feet, a central angle of 33°33'39", and a chord bearing and distance of South 53°40'32" East, 277.16 feet;

Along said tangent curve to the right, 281.16 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 63°44'00" East, 43.62 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 50.00 feet, a central angle of 96°05'30", and a chord bearing and distance of North 24°41'36" East, 74.37 feet;

Along said non-tangent curve to the right, 83.86 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a compound curve to the right with a radius of 275.00 feet, a central angle of 10°24'29", and a chord bearing and distance of North 77°56'35" East, 49.89 feet;

Along said compound curve to the right, 49.95 feet to a point for corner;

North 41°45'36" East, 14.80 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 00°45'11" West, 120.65 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 89°14'49" East, 720.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 81°48'38" East, 163.48 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 85°03'23" East, 72.70 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 00°45'11" East, 367.17 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 14°48'17" West, 160.83 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 01°06'39" East, 156.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 88°53'21" East, 120.34 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 01°06'39" East, 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 88°53'21" West, 120.34 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 01°06'39" East, 10.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North $88^{\circ}53'21''$ East, 56.52 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 2,050.00 feet, a central angle of $07^{\circ}28'12''$, and a chord bearing and distance of South $87^{\circ}22'34''$ East, 267.08 feet;

Along said tangent curve to the right, 267.27 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South $06^{\circ}21'32''$ West, 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 2,000.00 feet, a central angle of $07^{\circ}28'12''$, and a chord bearing and distance of North $87^{\circ}22'34''$ West, 260.56 feet;

Along said non-tangent curve to the left, 260.75 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South $88^{\circ}53'21''$ West, 344.23 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the left with a radius of 2,000.00 feet, a central angle of $15^{\circ}03'36''$, and a chord bearing and distance of South $81^{\circ}21'33''$ West, 524.18 feet;

THENCE along said tangent curve to the left, 525.69 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE South $73^{\circ}49'45''$ West, 122.76 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 1,200.00 feet, a central angle of $06^{\circ}39'51''$, and a chord bearing and distance of South $77^{\circ}09'40''$ West, 139.49 feet;

THENCE along said tangent curve to the right, 139.57 feet to a point for corner;

THENCE South $09^{\circ}30'25''$ East, 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 1,250.00 feet, a central angle of $11^{\circ}04'24''$, and a chord bearing and distance of South $86^{\circ}01'47''$ West, 241.21 feet;

THENCE along said non-tangent curve to the right, 241.58 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North $88^{\circ}29'36''$ West, 65.89 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the left with a radius of 1,450.00 feet, a central angle of $03^{\circ}07'41''$, and a chord bearing and distance of South $89^{\circ}56'33''$ West, 79.15 feet;

THENCE along said tangent curve to the left, 79.16 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a compound curve to the left with a radius of 1,450.00 feet, a central angle of $04^{\circ}45'00''$, and a chord bearing and distance of South $86^{\circ}00'13''$ West, 120.17 feet;

THENCE along said compound curve to the left, 120.21 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a compound curve to the left with a radius of 411.50 feet, a central angle of $14^{\circ}35'36''$, and a chord bearing and distance of South $76^{\circ}19'55''$ West, 104.53 feet;

THENCE along said compound curve to the left, 104.81 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE along the east line of said Parks at Wilson Creek, Phase 1 addition as follows:
North 05°37'50" West, 104.28 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 51.50 feet, a central angle of 23°10'06", and a chord bearing and distance of North 68°21'27" West, 20.68 feet;

Along said non-tangent curve to the right, 20.82 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 56°46'24" West, 10.94 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 21.50 feet, a central angle of 33°22'24", and a chord bearing and distance of North 37°23'47" West, 12.35 feet;

Along said non-tangent curve to the right, 12.52 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a compound curve to the right with a radius of 491.50 feet, a central angle of 05°42'23", and a chord bearing and distance of North 17°51'23" West, 48.93 feet;

Along said compound curve to the right, 48.95 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 89°34'21" West, 105.94 feet to the POINT OF BEGINNING and containing 1,574,699 square feet or 36.150 acres of land.

Tract 2 – 85.64 Acres

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, the Levin Routh Survey, Abstract No. 779, the J.B. Wilmeth Survey, Abstract No. 983, City of Celina, Collin County, Texas and being a part of that called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document No. 20130830001229380, Official Public Records of Collin County, Texas and being a part of a tract of land described in a Street Right-of-Way Deed to the City of Celina, Texas as recorded in Document Number 20220301000328180, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of said 539.914 acre tract, said point also being in the east line of a called 111.844 acre tract of land described in deed to VPTM Cross Creek LB, LLC as recorded in Document Number 20210916001894820, Official Public Records of Collin County, Texas;

THENCE along the west line of said 539.914 acre tract and along the east line of said 111.844 acre tract as follows:

North 54°15'25" East, 296.95 feet to a 1/2 inch iron rod with cap stamped "PEISER & MANKIN" found for corner;

North 00°25'25" East, 91.30 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 89°36'07" East, 166.57 feet to a 1/2 inch iron rod with cap stamped "PEISER & MANKIN" found for corner;

THENCE North 07°29'59" East, 1,437.76 feet along the west line of said 539.914 acre tract to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE over and across said 539.914 acre tract as follows:

South 82°30'01" East, 115.77 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 00°49'55" West, 176.30 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 175.00 feet, a central angle of 40°12'03", and a chord bearing and distance of North 19°16'06" East, 120.28 feet;

Along said tangent curve to the right, 122.79 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 39°22'07" East, 2.76 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 50°37'53" East, 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 39°22'07" West, 2.76 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the left with a radius of 125.00 feet, a central angle of 40°12'03", and a chord bearing and distance of South 19°16'06" West, 85.92 feet;

Along said tangent curve to the left, 87.70 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 00°49'55" East, 176.30 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 341.00 feet, a central angle of 26°10'15", and a chord bearing and distance of South 12°15'12" West, 154.41 feet;

Along said non-tangent curve to the right, 155.76 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 25°20'20" West, 110.43 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 14°53'11", and a chord bearing and distance of South 17°53'45" West, 71.25 feet;

Along said tangent curve to the left, 71.45 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 10°27'09" West, 250.08 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the left with a radius of 125.00 feet, a central angle of 36°03'43", and a chord bearing and distance of South 07°34'42" East, 77.38 feet;

Along said tangent curve to the left, 78.68 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 81°10'19" East, 745.59 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 19°32'14" West, 670.07 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 70°30'03" East, 215.39 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 88°00'05" East, 58.51 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 89°58'48" East, 486.50 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 75°26'38" East, 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 225.00 feet, a central angle of 05°25'35", and a chord bearing and distance of South 17°16'09" East, 21.30 feet;

Along said non-tangent curve to the left, 21.31 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a reverse curve to the right with a radius of 275.00 feet, a central angle of 19°57'44", and a chord bearing and distance of South 10°00'04" East, 95.33 feet;

Along said reverse curve to the right, 95.81 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 00°01'12" East, 338.42 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 400.00 feet, a central angle of 58°30'56", and a chord bearing and distance of South 29°14'16" West, 390.99 feet;

Along said tangent curve to the right, 408.52 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 16°17'20" West, 14.65 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 26°37'56" East, 111.07 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 274.00 feet, a central angle of 16°41'59", and a chord bearing and distance of South 18°16'57" East, 79.58 feet;

Along said tangent curve to the right, 79.86 feet to a 5/8 inch iron rod with cap stamped "KHA" set at the northwest corner of Lot 2X, Block M, Parks at Wilson Creek, Phase 1, an addition to the City of Celina as recorded in Document Number 2023-92, Official Public Records of Collin County, Texas;

THENCE along the common line of said Parks at Wilson creek, Phase 1, as follows:

North 89°55'27" East, 24.45 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 00°01'00" East, 130.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 89°59'00" West, 10.36 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 45°01'00" West, 14.14 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 00°01'00" West, 9.50 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 89°59'00" West, 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 00°01'00" West, 63.29 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the left with a radius of 224.00 feet, a central angle of 26°36'57", and a chord bearing and distance of North 13°19'28" West, 103.12 feet;

Along said tangent curve to the left, 104.06 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 26°37'56" West, 111.19 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 69°24'36" West, 14.68 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 400.00 feet, a central angle of 21°27'24", and a chord bearing and distance of South 79°15'18" West, 148.92 feet;

Along said non-tangent curve to the right, 149.79 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 89°59'00" West, 151.89 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 44°59'00" West, 14.14 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 00°01'00" East, 230.50 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 59.50 feet, a central angle of 53°20'47", and a chord bearing and distance of South 26°39'24" West, 53.42 feet;

Along said tangent curve to the right, 55.40 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 00°01'00" East, 288.25 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 59.50 feet, a central angle of 33°42'08", and a chord bearing and distance of South 16°52'04" East, 34.50 feet;

Along said non-tangent curve to the right, 35.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 00°01'00" East, 13.94 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the left with a radius of 175.00 feet, a central angle of 64°11'54", and a chord bearing and distance of South 32°06'57" East, 185.99 feet;

Along said tangent curve to the left, 196.08 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the west line of said Parks at Wilson, Phase 1;

South 25°47'06" West, 39.50 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 00°45'05" East, 15.70 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

South 19°17'00" West, 125.68 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner in the north line of said Lot 1X, Block K, Parks at Wilson Creek, Phase 1;

South 00°01'00" West, 72.04 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the south line of said 539.914 acre tract, said point being the southwest corner of Lot 1X, Block K of said Parks at Wilson Creek, Phase 1, said point also being in the north line of a called 18.68 acre tract of land described in deed to Rayburn County Electric Cooperative, Inc., as recorded in Document Number 2023000025594, Official Public Records of Collin County, Texas;

THENCE North 89°50'42" West, 1,402.50 feet along the south line of said 539.914 acre tract and the north line of said 18.68 acre tract to a 5/8 inch iron rod with cap stamped "KHA" set at the southwest corner of said 539.914 acre tract;

THENCE North 00°37'42" West, 1,643.31 feet along the west line of said 539.914 acre tract to the **POINT OF BEGINNING** and containing 3,730,477 square feet or 85.640 acres of land.

Tract 3 – 11.555 Acres

BEING a tract of land situated in the J.B. Wilmeth Survey, Abstract No. 983, City of Celina, Collin County, Texas and being a part of that called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas and being a part of that called 646.967 acre tract of land described in Resolution No. 2021-58R as recorded in Document Number 20210817001660740, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a point for corner in the east line of Lot 1X, Block Z, Parks at Wilson Creek, Phase 1, an addition to the City of Celina, Texas as recorded in Document Number 2023-92, Official Public Records of Collin County, Texas, said point also being in the south right-of-way line of a 24 foot alley right-of-way dedicated by said Parks at Wilson Creek, Phase 1 plat;

THENCE along the south line of said Parks at Wilson Creek, Phase 1 as follows:

North 89°35'50" East, 247.01 feet to a point for corner;

South 18°50'16" East, 15.81 feet to a point for corner;

South 00°24'10" East, 61.05 feet to a point for corner, the beginning of a tangent curve to the right with a radius of 224.50 feet, a central angle of 18°38'15", and a chord bearing and distance of South 08°54'57" West, 72.70 feet;

Along said tangent curve to the right, 73.03 feet to a point for corner;

South 71°45'55" East, 51.00 feet to a point for corner;

North 58°53'18" East, 14.93 feet to a point for corner;

South 79°25'06" East, 4.02 feet to a point for corner, the beginning of a non-tangent curve to the left with a radius of 275.50 feet, a central angle of 10°59'04", and a chord bearing and distance of South 84°54'38" East, 52.74 feet;

Along said non-tangent curve to the left, 52.82 feet to a point for corner;

North 89°35'50" East, 750.85 feet to a point in the south right-of-way line of Biltmore Drive, a 50 foot right-of-way;

THENCE North 00°24'10" West, 683.47 feet to a point for corner;

THENCE North 89°35'50" East, 3.00 feet to a point for corner in the east line of said 539.914 acre tract;

THENCE South 00°24'10" East, 841.27 feet to a point for corner, the beginning of a non-tangent curve to the left with a radius of 40.00 feet, a central angle of 22°19'54", and a chord bearing and distance of South 10°45'47" West, 15.49 feet;

THENCE along said non-tangent curve to the left, 15.59 feet to a point for corner;

THENCE South 00°24'13" East, 250.43 feet to a point for corner in the north line of Collin County Outer Loop, a variable width right-of-way, the beginning of a non-tangent curve to the right with a radius of 14,335.50 feet, a central angle of 01°42'41", and a chord bearing and distance of North 85°38'51" West, 428.21 feet;

THENCE along said non-tangent curve to the right, 428.22 feet to a point for corner, the beginning of a non-tangent curve to the left with a radius of 14,835.50 feet, a central angle of 03°32'02", and a chord bearing and distance of North 86°46'22" West, 914.89 feet;

THENCE along said non-tangent curve to the left, 915.04 feet to a point for corner;

THENCE North 01°27'33" East, 89.92 feet to a point for corner, the beginning of a tangent curve to the right with a radius of 50.00 feet, a central angle of 167°34'35", and a chord bearing and distance of North 85°14'50" East, 99.41 feet;

THENCE along said tangent curve to the right, 146.24 feet to a point for corner;

THENCE South 88°08'58" East, 6.37 feet to a point for corner;

THENCE North 02°29'48" East, 120.81 feet to a point for corner;

THENCE South 87°30'12" East, 115.00 feet to a point for corner;

THENCE North 02°19'10" East, 124.12 feet to a point for corner;

THENCE North 06°10'42" West, 41.52 feet to a point for corner;

THENCE North 00°24'10" West, 115.00 feet to the **POINT OF BEGINNING** and containing 503,341 square feet or 11.555 acres of land.

Tract 4 – 0.559 Acres

BEING a tract of land situated in the J.B. Wilmeth Survey, Abstract No. 983, City of Celina, Collin County, Texas and being a part of that called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document No. 20130830001229380, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "KHA" found at the south corner of Lot 8, Block I, Parks at Wilson Creek, Phase 1, an addition to the City of Celina as recorded in Document Number 2023-92, Plat Records of Collin County, Texas, said point also being in the north right-of-way line of Liberty Court, a 50 foot right-of-way;

THENCE South 60°41'20" West, 46.16 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

THENCE South 29°18'40" East, 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner;

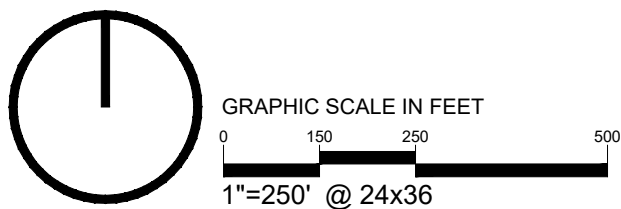
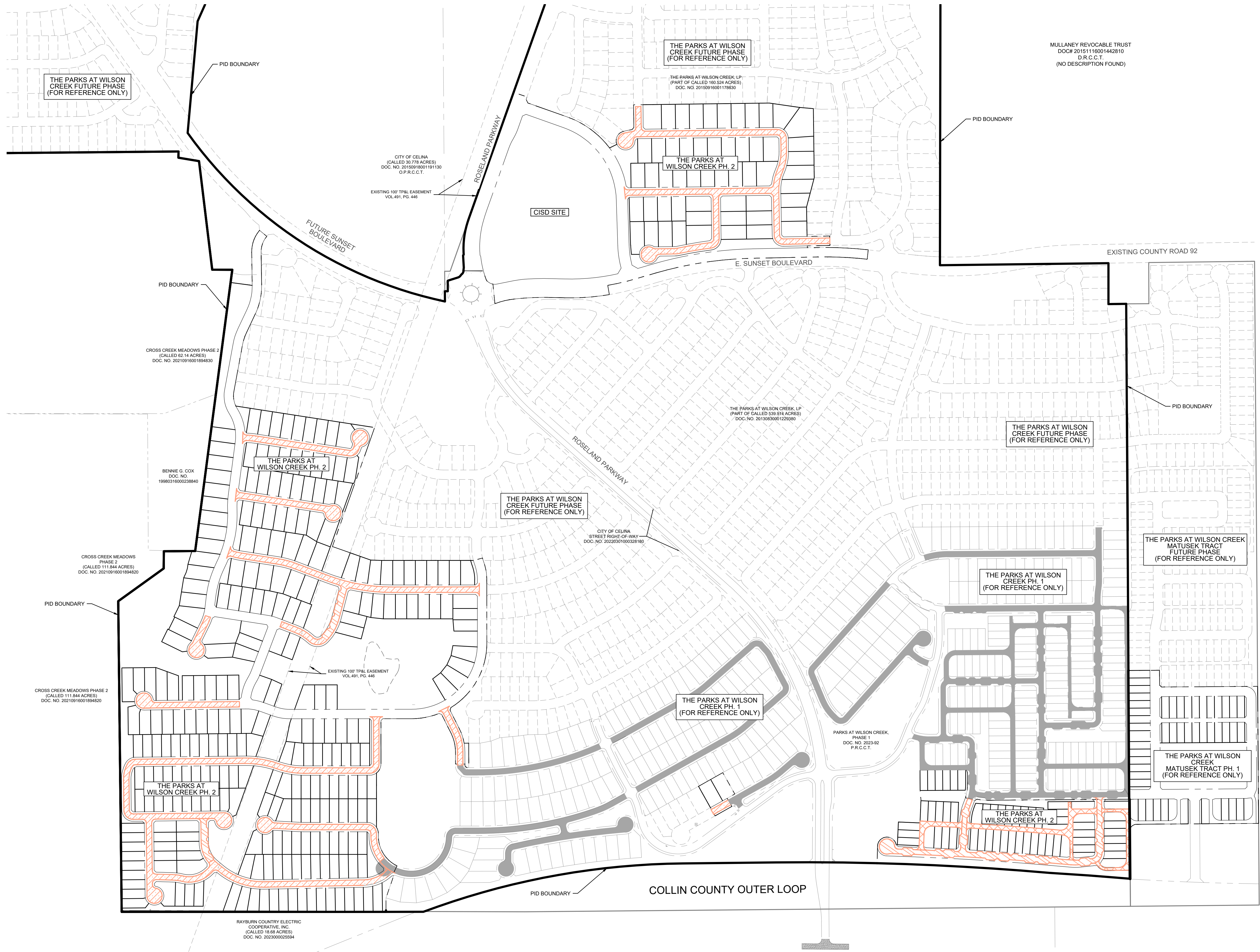
THENCE South 60°41'20" West, 101.84 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 29°18'40" West, 180.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the south line of Lot 21, Block I of said Parks at Wilson Creek, Phase 1;

THENCE North 60°41'20" East, 148.00 feet to a 5/8 inch iron rod with cap stamped "KHA" found at the west corner of said Lot 8, Block I;

THENCE South 29°18'40" East, 130.00 feet along the west line of said Lot 8, Block I to the **POINT OF BEGINNING** and containing 24,332 square feet or 0.559 acres of land.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



LEGEND

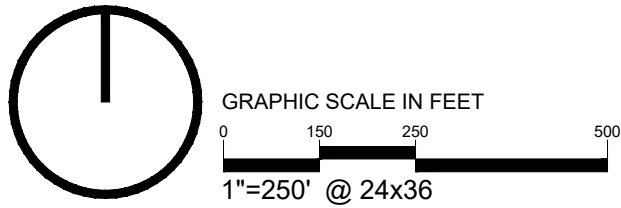
	DIRECT - 29' B-B
	DIRECT - 25' B-B w/ PARALLEL PARKING
	DIRECT - ALLEY
	EX PHASE 1

THE PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT
PHASE 2 EXHIBIT
DIRECT IMPROVEMENTS - PAVING

THE PARKS
AT WILSON CREEK

January 2025
Celina, Texas

Cambridge
Kimley»Horn



LEGEND

	PHASE 2
	EX PHASE 1

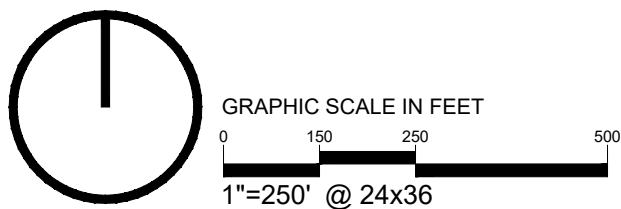
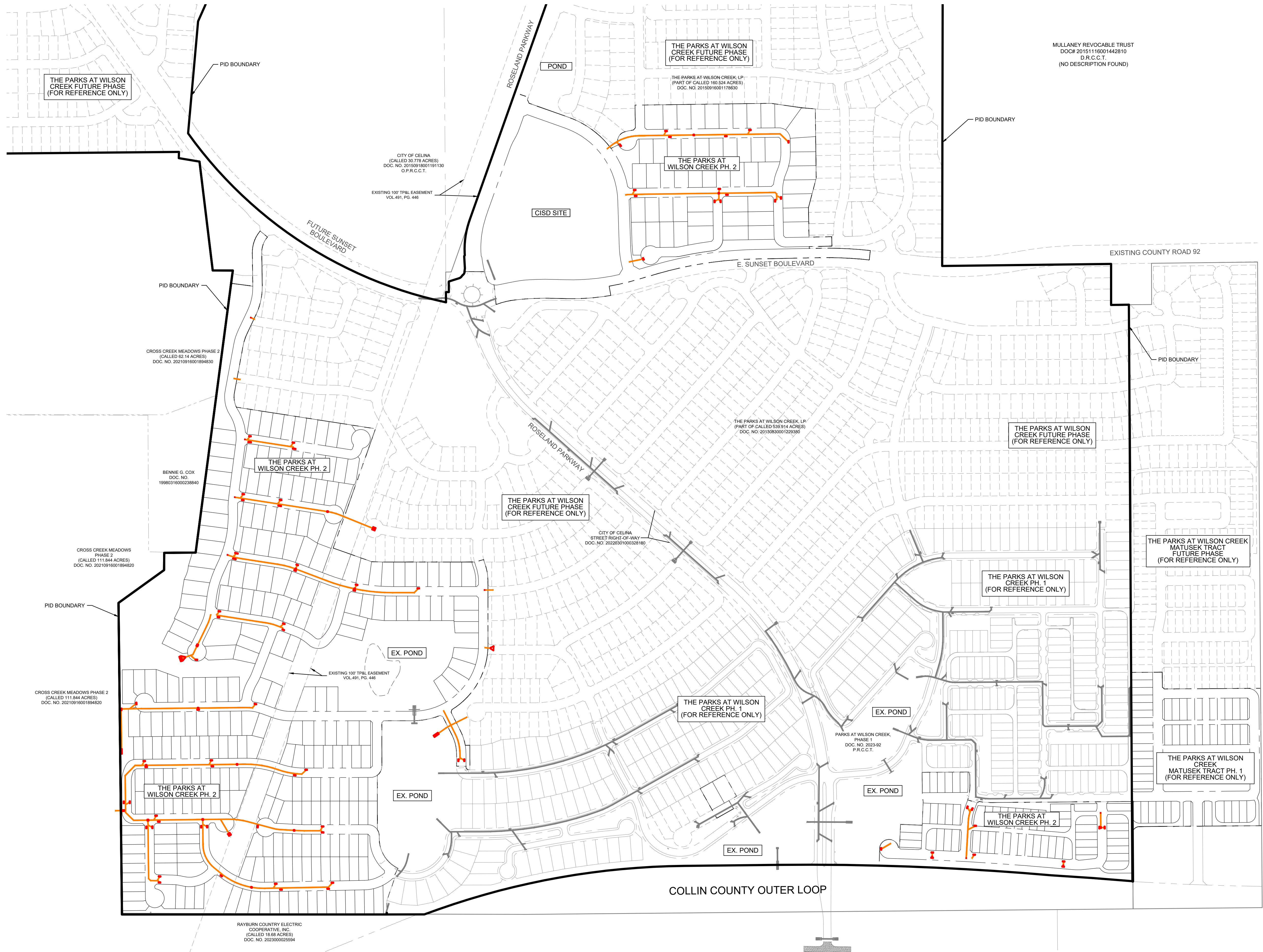
NOTE: ALL SEWER LINES ARE 8" DIAMETER (UNLESS NOTED OTHERWISE)

THE PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT
PHASE 2 EXHIBIT
DIRECT IMPROVEMENTS - SANITARY SEWER

THE PARKS
AT WILSON CREEK

January 2025
Celina, Texas

Cambridge
Kimley»Horn



LEGEND

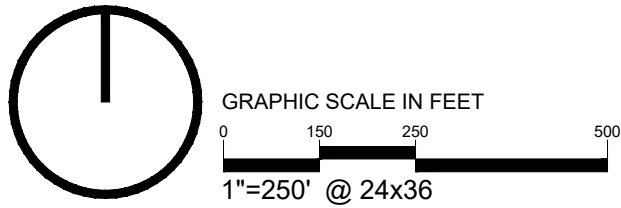
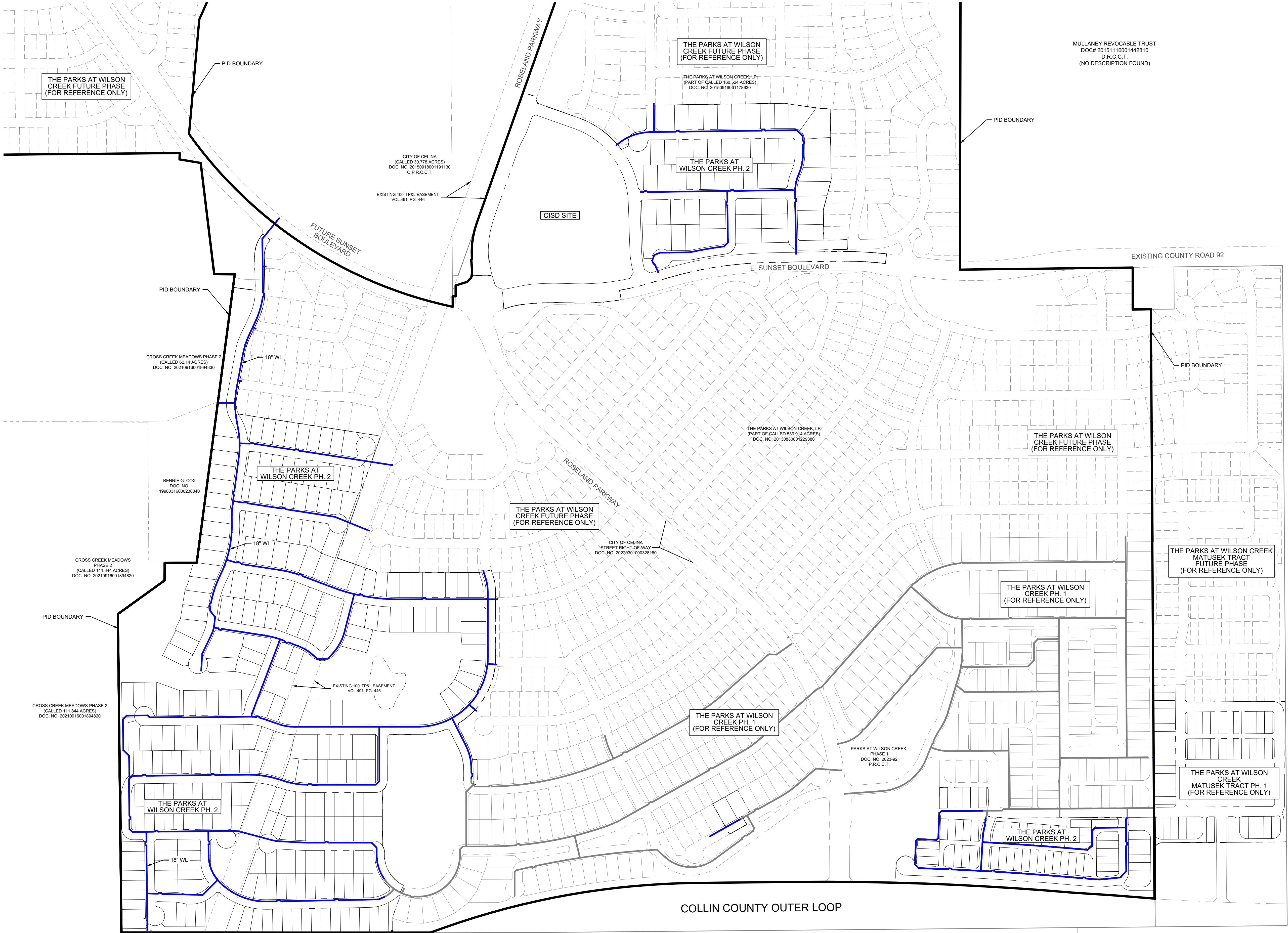
	PHASE 2
	EX PHASE 1

THE PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT
PHASE 2 EXHIBIT
DIRECT IMPROVEMENTS - STORM

THE PARKS
AT WILSON CREEK

January 2025
Celina, Texas

Cambridge
Kimley»Horn



LEGEND	
	PHASE 2
	EX PHASE 1

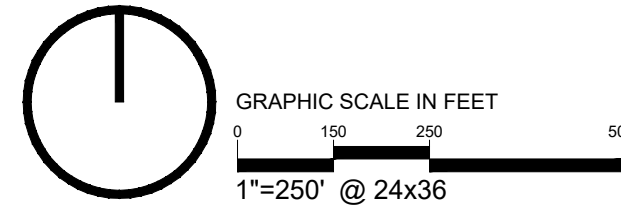
NOTE: ALL WATER LINES ARE 8" DIAMETER.
(UNLESS OTHERWISE NOTED).

THE PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT
PHASE 2 EXHIBIT
DIRECT IMPROVEMENTS - WATER

THE PARKS
AT WILSON CREEK

Cambridge
Kimley»Horn

January 2025
Celina, Texas



LEGEND	
	PHASE 2
	EX PHASE 1

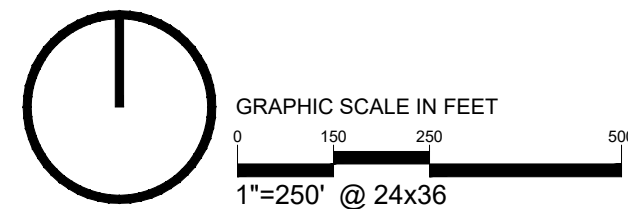
NOTE: ALL SEWER LINES ARE 8" DIAMETER (UNLESS NOTED OTHERWISE)

THE PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT
PHASE 2 EXHIBIT
MAJOR IMPROVEMENTS - SANITARY SEWER

THE PARKS
AT WILSON CREEK

January 2025
Celina, Texas

Cambridge
Kimley»Horn



LEGEND

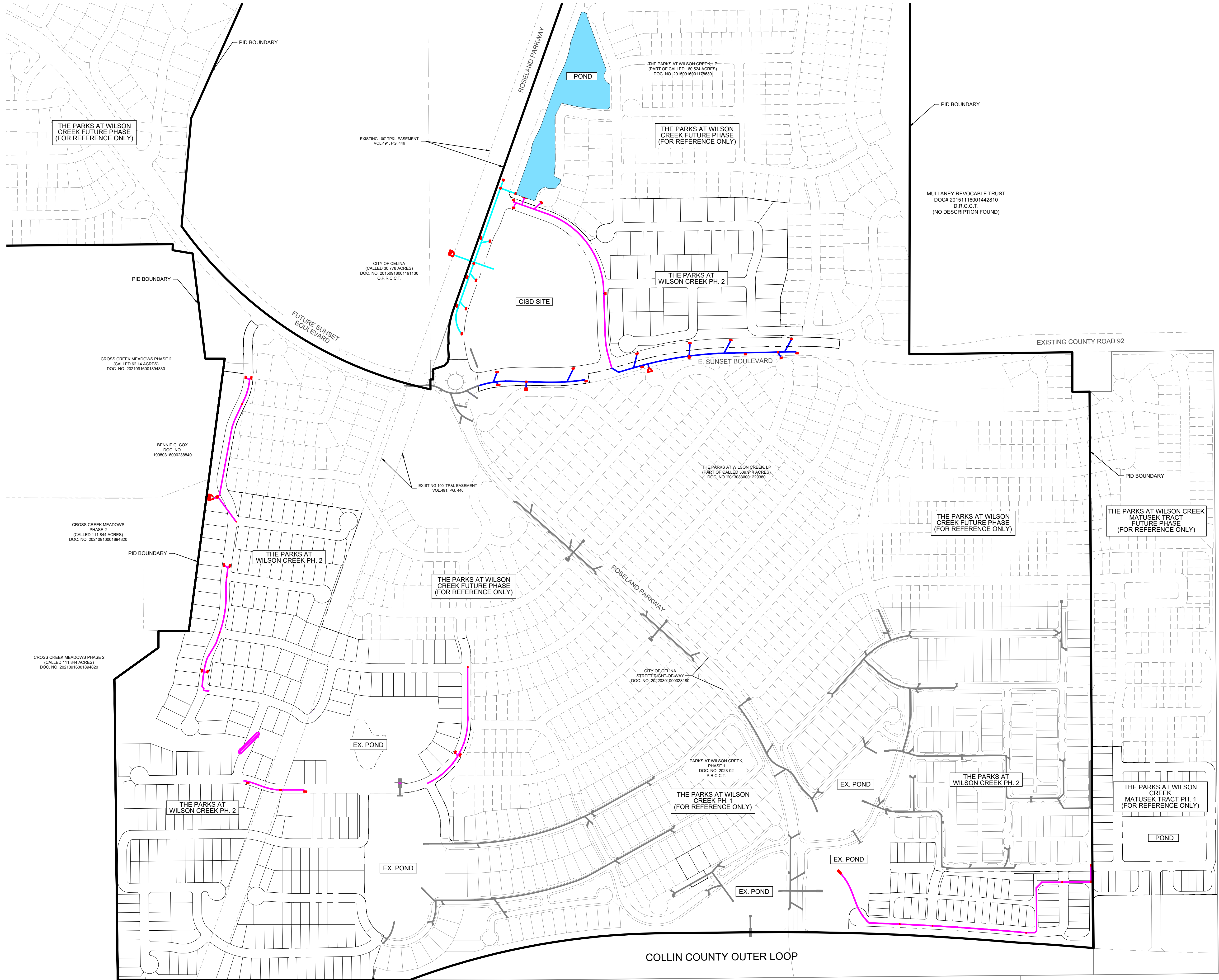
- MAJOR - STORM SEWER
- MAJOR SUNSET BLVD - STORM SEWER
- MAJOR ROSELAND PARKWAY - STORM SEWER
- EX PHASE 1
- PROPOSED POND

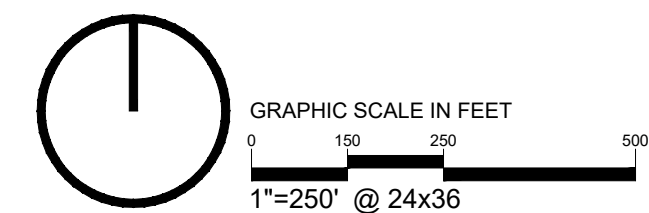
THE PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT
PHASE 2 EXHIBIT
MAJOR IMPROVEMENTS - STORM

THE PARKS
AT WILSON CREEK

Cambridge
Kimley»Horn

January 2025
Celina, Texas





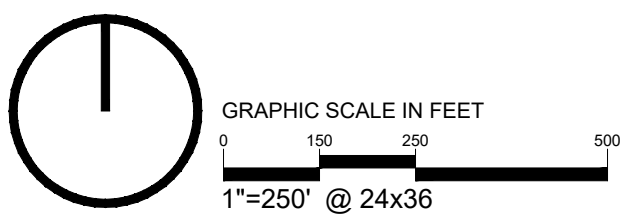
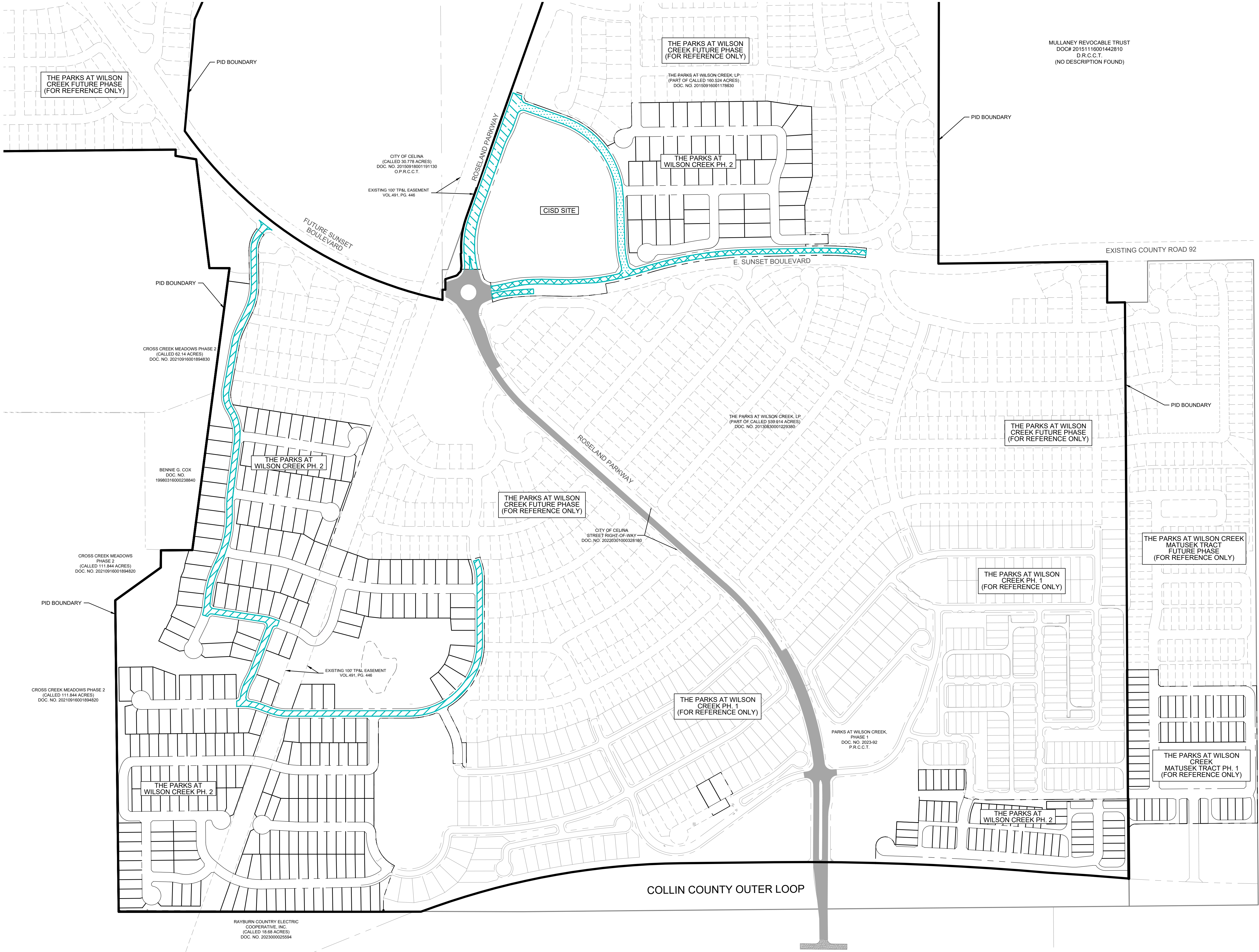
PHASE 2

MUSTANG SUD WL
RELOCATION

EX PHASE 1

NOTE: ALL WATER LINES ARE 8" DIAMETER.
(UNLESS OTHERWISE NOTED).

THE PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT
PHASE 2 EXHIBIT
MAJOR IMPROVEMENTS - WATER



LEGEND	
	MAJOR - 29' B-B
	MAJOR - 25' B-B
	MAJOR - 37' B-B
	MAJOR - 49' B-B
	EX PHASE 1

THE PARKS AT WILSON CREEK
PUBLIC IMPROVEMENT DISTRICT
PHASE 2 EXHIBIT
MAJOR IMPROVEMENTS - PAVING

APPENDIX E
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 ***The Parks at Wilson 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 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 F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of three Lot Types.

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 74 feet, as provided by Zoning Ordinance.

“**Lot Type 2**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 60 feet, as provided by Zoning Ordinance.

“**Lot Type 3**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 50 feet, as provided by Zoning Ordinance.

“**Lot Type 4**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet, as provided by Zoning Ordinance.

“**Lot Type 5**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 65 feet, as provided by Zoning Ordinance.

“**Lot Type 6**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 55 feet, as provided by Zoning Ordinance.

A) Proposed Development

Table F-1 shows the original proposed residential units to be developed within the PID.

Table F-1
Proposed Development within the PID - Original

Description	Proposed Development	
74 Ft Lots	271	Units
60 Ft Lots	698	Units
50 Ft Lots	1,012	Units
40 Ft Lots	183	Units
Total	2,164	Units

Table F-2 shows the revised proposed residential units to be developed within the PID.

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Table F-2
**Proposed Development within the PID – Revised
2025**

Description	Proposed Development	
74 Ft Lots	273	Units
65 Ft Lots	71	Units
60 Ft Lots	643	Units
55 Ft Lots	99	Units
50 Ft Lots	867	Units
40 Ft Lots	183	Units
Total	2,136	Units

Table F-3 shows the proposed residential units within Phase #1.

Table F-3
Proposed Development - Phase #1

Description	Proposed Development	
74 Ft Lots	-	Units
60 Ft Lots	100	Units
50 Ft Lots	132	Units
40 Ft Lots	126	Units
Total	358	Units

Table F-4 shows the original proposed residential Lot Types within the Major Improvement Area.

Table F-4
Proposed Development - Major Improvement Area - Original

Description	Proposed Development	
74 Ft Lots	271	Units
60 Ft Lots	598	Units
50 Ft Lots	880	Units
40 Ft Lots	57	Units
Total	1,806	Units

Table F-5 shows the revised proposed residential Lot Types within the Major Improvement Area.

(remainder of this page is intentionally left blank)

Table F-5
**Proposed Development- Major
Improvement Area – Revised 2025**

Description	Proposed Development	
74 Ft Lots	273	Units
65 Ft Lots	71	Units
60 Ft Lots	543	Units
55 Ft Lots	99	Units
50 Ft Lots	735	Units
40 Ft Lots	57	Units
Total	1,778	Units

Table F-6 shows the revised proposed residential Lot Types within Phase #2.

Table F-6
Proposed Development- Phase #2

Description	Proposed Development	
74 Ft Lots	84	Units
60 Ft Lots	114	Units
50 Ft Lots	132	Units
40 Ft Lots	57	Units
Total	387	Units

B) Calculation of Equivalent Units

As explained under Section IV.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Major Improvement Area Projects to be financed with the Initial Major Improvement Area Bonds shall be allocated to the Major Improvement Area Assessed Property 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 Major Improvement Area 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., 60 Ft, 50 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 (74 Ft Lots) representing the highest value to Lot Type 4 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-7.

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 (74 Ft Lots) to 1.0.

Table F-7 shows the original proposed Equivalent Unit factors for the PID.

Table F-7
Equivalent Unit Factors – Original

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (74 Ft Lot)	\$625,000	1.00	per dwelling unit
Lot Type 2 (60 Ft Lot)	\$550,000	0.88	per dwelling unit
Lot Type 3 (50 Ft Lot)	\$475,000	0.76	per dwelling unit
Lot Type 4 (40 Ft Lot)	\$425,000	0.68	per dwelling unit

Table F-8 shows the revised proposed Equivalent Unit factors for the PID.

Table F-8
Equivalent Unit Factors – Revised 2025

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (74 Ft Lot)	\$1,132,000	1.00	per dwelling unit
Lot Type 2 (60 Ft Lot)	\$918,000	0.81	per dwelling unit
Lot Type 3 (50 Ft Lot)	\$765,000	0.68	per dwelling unit
Lot Type 4 (40 Ft Lot)	\$612,000	0.54	per dwelling unit
Lot Type 5 (65 Ft Lot)	\$1,100,000	0.97	per dwelling unit
Lot Type 6 (55 Ft Lot)	\$775,000	0.68	per dwelling unit

The total estimated Equivalent Units for Phase #1 are shown in Table F-9 as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase #1.

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Table F-9
Estimated Equivalent Units - Phase #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft Lot)	-	1.00	-
Lot Type 2 (60 Ft Lot)	100	0.88	88.00
Lot Type 3 (50 Ft Lot)	132	0.76	100.32
Lot Type 4 (40 Ft Lot)	126	0.68	85.68
Total Equivalent Units	358		274.00

The total estimated Equivalent Units for Phase #2 is shown in Table F-10 as calculated based on the Equivalent Unit factors shown in Table F-8, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-10
Estimated Equivalent Units – Phase #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft Lot)	84	1.00	84
Lot Type 2 (60 Ft Lot)	114	0.81	92.45
Lot Type 3 (50 Ft Lot)	132	0.68	89.20
Lot Type 4 (40 Ft Lot)	57	0.54	30.82
Total Equivalent Units	387		296.47

The total original estimated Equivalent Units for the Major Improvement Area is shown in Table F-11 as calculated based on the Equivalent Unit factors shown in Table F-8, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-11
Estimated Equivalent Units – Major Improvement Area - Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft Lot)	271	1.00	271.00
Lot Type 2 (60 Ft Lot)	598	0.88	526.24
Lot Type 3 (50 Ft Lot)	880	0.76	668.80
Lot Type 4 (40 Ft Lot)	57	0.68	38.76
Total Equivalent Units	1,806		1,504.80

The total revised estimated Equivalent Units for the Major Improvement Area is shown in Table F-12 as calculated based on the Equivalent Unit factors shown in Table F-8, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-12
Estimated Equivalent Units – Major Improvement Area – Revised 2025

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft Lot)	272	1.00	273.00
Lot Type 2 (60 Ft Lot)	71	0.81	57.58
Lot Type 3 (50 Ft Lot)	543	0.68	366.96
Lot Type 4 (40 Ft Lot)	99	0.54	53.52
Lot Type 5 (65 Ft Lot)	735	0.97	714.22
Lot Type 6 (55 Ft Lot)	57	0.68	39.02
Total Equivalent Units	1,777		1,504.30

C) Allocation of Assessments to Lots within Phase #1

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Bonds and obligations related to a portion of the Phase #1 Improvements and Phase #1's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Phase #1, is \$14,241,067. As shown in Table F-9, there are a total of 274.00 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$51,974.70.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$51,974.70 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$45,737.73 (i.e. $\$51,974.70 \times 0.88$). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is \$39,500.77 (i.e. $\$51,974.70 \times 0.76$). The Assessment for a Lot Type 4 (40 Ft Lot) dwelling unit is \$35,342.79 (i.e. $\$51,974.70 \times 0.68$). Table F-13 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1.

Table F-13
Assessment Per Unit - Phase #1

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (74 Ft Lot)	-	\$51,974.70	1.00	\$51,974.70 per dwelling unit	-
Lot Type 2 (60 Ft Lot)	100	\$51,974.70	0.88	\$45,737.73 per dwelling unit	\$4,573,773
Lot Type 3 (50 Ft Lot)	132	\$51,974.70	0.76	\$39,500.77 per dwelling unit	\$5,214,102
Lot Type 4 (40 Ft Lot)	126	\$51,974.70	0.68	\$35,342.79 per dwelling unit	\$4,453,192
Total	358				\$14,241,067

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-14.

Table F-14
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)
74 Ft Lots	-	-	-	-	-	-
60 Ft Lots	100	\$84,000	\$550,000	\$45,737.73	1.84	12.03
50 Ft Lots	132	\$70,000	\$475,000	\$39,500.77	1.77	12.03
40 Ft Lots	126	\$56,000	\$425,000	\$35,342.79	1.58	12.03

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 F-15.

Table F-15
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)
74 Ft Lots	-	-	-	-	-	-
60 Ft Lots	100	\$84,000	\$550,000	\$3,115	\$3.7080	\$0.5663
50 Ft Lots	132	\$70,000	\$475,000	\$2,690	\$3.8428	\$0.5663
40 Ft Lots	126	\$56,000	\$425,000	\$2,407	\$4.2979	\$0.5663

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements, attached as Appendix I and the Phase #1 Assessment Roll - Additional Major Improvements, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D) Allocation of Major Improvement Area Assessments to Lot Types in the Major Improvement Area

As shown in Section IV of this Service and Assessment Plan, the total amount of the Initial Major Improvement Area Bonds and obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within the Major Improvement Area is \$25,384,092. As shown in Table F-11, there are a total of 1,504.80 estimated Equivalent Units in the Major Improvement Area, resulting in an Assessment per Equivalent Unit of \$16,868.75.

The original Assessment per dwelling unit or acre is calculated as the product of (i) \$16,868.75 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the

Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is \$16,868.75 (i.e. $\$16,868.75 \times 1.00$). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$14,844.50 (i.e. $\$16,868.75 \times 0.88$). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is \$12,820.25 (i.e. $\$16,868.75 \times 0.76$). The Assessment for a Lot Type 4 (40 Ft Lot) dwelling unit is \$11,470.75 (i.e. $\$16,868.75 \times 0.68$). Table F-18 sets forth the original Assessment per dwelling unit for each Lot Type in the Major Improvement Area.

Table F-16
Assessment Per Unit –Major Improvement Area - Original

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 1 (74 Ft Lot)	271	\$16,868.75	1.00	\$16,868.75	per dwelling unit	\$4,571,431
Lot Type 2 (60 Ft Lot)	598	\$16,868.75	0.88	\$14,844.50	per dwelling unit	\$8,877,010
Lot Type 3 (50 Ft Lot)	880	\$16,868.75	0.76	\$12,820.25	per dwelling unit	\$11,281,819
Lot Type 4 (40 Ft Lot)	57	\$16,868.75	0.68	\$11,470.75	per dwelling unit	\$653,833
Total	1,806					\$25,384,092

As shown in Section IV of this Service and Assessment Plan, the total revised amount of the Initial Major Improvement Area Bonds and obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within the Major Improvement Area is \$24,692,092. As shown in Table F-10, there are a total of 1,504.80 estimated Equivalent Units in the Major Improvement Area, resulting in an Assessment per Equivalent Unit of \$16,868.75.

The revised Assessment per dwelling unit or acre is calculated as the product of (i) \$16,414.30 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is \$16,414.30 (i.e. $\$16,414.30 \times 1.00$). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$13,311.24 (i.e. $\$16,414.30 \times 0.81$). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is \$11,092.70 (i.e. $\$16,414.30 \times 0.68$). The Assessment for a Lot Type 4 (40 Ft Lot) dwelling unit is \$8,874.16 (i.e. $\$16,414.30 \times 0.54$). The Assessment for a Lot Type 5 (65 Ft Lot) dwelling unit is \$15,950.29 (i.e. $\$16,414.30 \times 0.97$). The Assessment for a Lot Type 6 (55 Ft Lot) dwelling unit is \$11,237.70 (i.e. $\$16,414.30 \times 0.68$).

Table F-17 sets forth the revised Assessment per dwelling unit for each Lot Type in the Major Improvement Area.

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Table F-17
Assessment Per Unit – Major Improvement Area Revised 2025

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 1 (74 Ft Lot)	273	\$16,414.30	1.00	\$16,414.30	per dwelling unit	\$4,481,103
Lot Type 2 (60 Ft Lot)	71	\$16,414.30	0.81	\$13,311.24	per dwelling unit	\$945,098
Lot Type 3 (50 Ft Lot)	543	\$16,414.30	0.68	\$11,092.70	per dwelling unit	\$6,023,337
Lot Type 4 (40 Ft Lot)	99	\$16,414.30	0.54	\$8,874.16	per dwelling unit	\$878,542
Lot Type 5 (65 Ft Lot)	735	\$16,414.30	0.97	\$15,950.29	per dwelling unit	\$11,723,463
Lot Type 6 (55 Ft Lot)	57	\$16,414.30	0.68	\$11,237.70	per dwelling unit	\$640,549
Total	1,778					\$24,692,092

The original projected leverage calculated based on the estimated land values, finished lot values and home values for each unit within the Major Improvement Area is shown in Table F-18.

Table F-18
Projected Leverage - Major Improvement Area - 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)
74 Ft Lots	271	\$118,400	\$625,000	\$16,868.75	7.02	37.05
60 Ft Lots	598	\$96,000	\$550,000	\$14,844.50	6.47	37.05
50 Ft Lots	880	\$80,000	\$475,000	\$12,820.25	6.24	37.05
40 Ft Lots	57	\$64,000	\$425,000	\$11,470.75	5.58	37.05

The revised projected leverage calculated based on the estimated land values, finished lot values and home values for each unit within the Major Improvement Area is shown in Table F-19.

Table F-19
Projected Leverage - Major Improvement Area – Revised 2025

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)
74 Ft Lots	273	\$188,700	\$1,132,000	\$16,414.30	11.50	68.96
60 Ft Lots	71	\$153,000	\$918,000	\$13,311.24	11.49	68.96
50 Ft Lots	543	\$127,500	\$765,000	\$11,092.70	11.49	68.96
40 Ft Lots	99	\$102,000	\$612,000	\$8,874.16	11.49	68.96
65 Ft Lots	735	\$165,750	\$1,100,000	\$15,950.29	10.39	68.96
55 Ft Lots	57	\$140,250	\$775,000	\$11,237.70	12.48	68.96

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within the Major Improvement Area is shown in Table F-20.

Table F-20
Estimated Tax Rate Equivalent per unit - Major Improvement Area - Original

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)
74 Ft Lots	271	\$118,400	\$625,000	\$1,132	\$0.9565	\$0.1812
60 Ft Lots	598	\$96,000	\$550,000	\$997	\$1.0381	\$0.1812
50 Ft Lots	880	\$80,000	\$475,000	\$861	\$1.0758	\$0.1812
40 Ft Lots	57	\$64,000	\$425,000	\$770	\$1.2032	\$0.1812

The revised projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within the Major Improvement Area is shown in Table F-21.

Table F-21
Estimated Tax Rate Equivalent per unit - Major Improvement Area – Revised 2025

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)
74 Ft Lots	272	\$188,700	\$1,132,000	\$1,133	\$0.6004	\$0.1001
60 Ft Lots	71	\$153,000	\$918,000	\$919	\$0.6005	\$0.1001
50 Ft Lots	543	\$127,500	\$765,000	\$766	\$0.6005	\$0.1001
40 Ft Lots	99	\$102,000	\$612,000	\$612	\$0.6005	\$0.1001
65 Ft Lots	735	\$165,750	\$1,100,000	\$1,101	\$0.6642	\$0.1001
55 Ft Lots	57	\$140,250	\$775,000	\$776	\$0.5530	\$0.1001

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll - Initial Major Improvements, attached as Appendix G, and the Major Improvement Area Assessment Roll - Additional Major Improvements, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

E) Allocation of Assessments to Lots within Phase #2

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 obligation under the Reimbursement Agreement for the Phase #2 Improvements, which represents the total Assessment to be allocated on all Parcels within Phase #2, is \$19,524,266. As shown in

Table F-10, there are a total of 296.47 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$62,157.15.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$65,855.80 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$53,406.03 (i.e. $\$65,855.80 \times 0.81$). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is \$44,505.02 (i.e. $\$65,855.80 \times 0.68$). The Assessment for a Lot Type 4 (40 Ft Lot) dwelling unit is \$35,604.02 (i.e. $\$65,855.80 \times 0.54$). Table F-22 sets forth the Assessment per dwelling unit for each Lot Type in Phase #2.

Table F-22
Assessment Per Unit - Phase #2

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (74 Ft Lot)	84	\$65,855.80	1.00	\$65,855.80 per dwelling unit	\$5,531,887
Lot Type 2 (60 Ft Lot)	114	\$65,855.80	0.81	\$53,406.03 per dwelling unit	\$6,088,287
Lot Type 3 (50 Ft Lot)	132	\$65,855.80	0.68	\$44,505.02 per dwelling unit	\$5,874,663
Lot Type 4 (40 Ft Lot)	57	\$65,855.80	0.54	\$35,604.02 per dwelling unit	\$2,029,429
Total	387				\$19,524,266

Table F-23 sets forth the Assessment per dwelling unit for each Lot Type in Phase #2 including their allocable share of Major Improvement Area Assessments.

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Table F-23
Assessment Per Unit - Phase #2 and Allocable Share of Major Improvement Area

Type	Planned No. of Units	Phase #2 Assessment per Equivalent Unit	Equivalent Unit Factor	Phase #2 Assessment (per dwelling unit)	Total Phase #2 Assessments	Outstanding Initial MI Assessment per unit	Outstanding Additional MI Assessments per unit	Total MI Assessments per unit	Combined Assessment per Unit	Combined Outstanding Assessment
Lot Type 1 (74 Ft Lot)	84	\$65,855.80	1.00	\$65,855.80	\$5,531,887	\$8,220	\$8,194	\$16,414	\$82,270	\$6,910,688
Lot Type 2 (60 Ft Lot)	114	\$65,855.80	0.81	\$53,406.03	\$6,088,287	\$6,666	\$6,645	\$13,311	\$66,717	\$7,605,769
Lot Type 3 (50 Ft Lot)	132	\$65,855.80	0.68	\$44,505.02	\$5,874,663	\$5,555	\$5,537	\$11,093	\$55,598	\$7,338,899
Lot Type 4 (40 Ft Lot)	57	\$65,855.80	0.54	\$35,604.02	\$2,029,429	\$4,444	\$4,430	\$8,874	\$44,478	\$2,535,256
Total	387				\$19,524,266					\$24,390,612

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The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-24.

Table F-24
Projected Leverage - Phase #2

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)
74 Ft Lots	84	\$188,700	\$1,132,000	\$65,855.80	2.87	17.19
60 Ft Lots	114	\$153,000	\$918,000	\$53,406.03	2.86	17.19
50 Ft Lots	132	\$127,500	\$765,000	\$44,505.02	2.86	17.19
40 Ft Lots	57	\$102,000	\$612,000	\$35,604.02	2.86	17.19

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown for Phase #2 and the Phase #2 allocable share of the Major Improvement Area Assessments in Table F-25.

Table F-25
Projected Leverage - Phase #2 and Allocable Share of Major Improvement Area

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)
74 Ft Lots	84	\$188,700	\$1,132,000	\$82,270.10	2.29	13.76
60 Ft Lots	114	\$153,000	\$918,000	\$66,717.27	2.29	13.76
50 Ft Lots	132	\$127,500	\$765,000	\$55,597.72	2.29	13.76
40 Ft Lots	57	\$102,000	\$612,000	\$44,478.18	2.29	13.76

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 F-26.

Table F-26
Estimated Tax Rate Equivalent per unit - Phase #2

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)
74 Ft Lots	84	\$188,700	\$1,132,000	\$5,277	\$2.7967	\$0.4662
60 Ft Lots	114	\$153,000	\$918,000	\$4,280	\$2.7972	\$0.4662
50 Ft Lots	132	\$127,500	\$765,000	\$3,566	\$2.7972	\$0.4662
40 Ft Lots	57	\$102,000	\$612,000	\$2,853	\$2.7972	\$0.4662

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown for Phase #2 and the Phase #2 allocable share of the Major Improvement Area Assessments in Table F-27.

Table F-27
Estimated Tax Rate Equivalent per unit - Phase #2 and Allocable Share of Major Improvement Area

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)
74 Ft Lots	84	\$188,700	\$1,132,000	\$6,410	\$3.3971	\$0.5663
60 Ft Lots	114	\$153,000	\$918,000	\$5,198	\$3.3977	\$0.5663
50 Ft Lots	132	\$127,500	\$765,000	\$4,332	\$3.3977	\$0.5663
40 Ft Lots	57	\$102,000	\$612,000	\$3,466	\$3.3977	\$0.5663

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll – Phase #2 Improvements, attached as Appendix K and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

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APPENDIX G
**MAJOR IMPROVEMENT AREA ASSESSMENT ROLL - INITIAL MAJOR
IMPROVEMENTS**

Appendix G-1
Major Improvement Area Assessment Roll - Initial Major Improvements

**Parcel
Assessment
Equivalent Units**

**All Parcels
\$12,604,000
1,504.30**

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$0	\$397,795	\$0	\$0	(\$397,795)	\$0
9/30/2023	\$0	\$542,448	\$30,600	\$63,020	(\$542,448)	\$93,620
9/30/2024	\$238,000	\$542,448	\$31,212	\$63,020	\$0	\$874,680
9/30/2025	\$247,000	\$534,118	\$31,836	\$61,830	\$0	\$874,784
9/30/2026	\$256,000	\$525,473	\$32,473	\$60,595	\$0	\$874,540
9/30/2027	\$266,000	\$516,513	\$33,122	\$59,315	\$0	\$874,950
9/30/2028	\$277,000	\$505,873	\$33,785	\$57,985	\$0	\$874,642
9/30/2029	\$289,000	\$494,793	\$34,461	\$56,600	\$0	\$874,853
9/30/2030	\$301,000	\$483,233	\$35,150	\$55,155	\$0	\$874,537
9/30/2031	\$314,000	\$471,193	\$35,853	\$53,650	\$0	\$874,695
9/30/2032	\$328,000	\$458,633	\$36,570	\$52,080	\$0	\$875,282
9/30/2033	\$343,000	\$444,693	\$37,301	\$50,440	\$0	\$875,434
9/30/2034	\$358,000	\$430,115	\$38,047	\$48,725	\$0	\$874,887
9/30/2035	\$374,000	\$414,900	\$38,808	\$46,935	\$0	\$874,643
9/30/2036	\$391,000	\$399,005	\$39,584	\$45,065	\$0	\$874,654
9/30/2037	\$409,000	\$382,388	\$40,376	\$43,110	\$0	\$874,874
9/30/2038	\$428,000	\$365,005	\$41,184	\$41,065	\$0	\$875,254
9/30/2039	\$447,000	\$346,815	\$42,007	\$38,925	\$0	\$874,747
9/30/2040	\$468,000	\$327,818	\$42,847	\$36,690	\$0	\$875,355
9/30/2041	\$489,000	\$307,928	\$43,704	\$34,350	\$0	\$874,982
9/30/2042	\$511,000	\$287,145	\$44,578	\$31,905	\$0	\$874,628
9/30/2043	\$536,000	\$264,150	\$45,470	\$29,350	\$0	\$874,970
9/30/2044	\$562,000	\$240,030	\$46,379	\$26,670	\$0	\$875,079
9/30/2045	\$589,000	\$214,740	\$47,307	\$23,860	\$0	\$874,907
9/30/2046	\$617,000	\$188,235	\$48,253	\$20,915	\$0	\$874,403
9/30/2047	\$647,000	\$160,470	\$49,218	\$17,830	\$0	\$874,518
9/30/2048	\$679,000	\$131,355	\$50,203	\$14,595	\$0	\$875,153
9/30/2049	\$712,000	\$100,800	\$51,207	\$11,200	\$0	\$875,207
9/30/2050	\$746,000	\$68,760	\$52,231	\$7,640	\$0	\$874,631
9/30/2051	\$782,000	\$35,190	\$53,275	\$3,910	\$0	\$874,375
Total	\$12,604,000	\$10,582,055	\$1,187,042	\$1,156,430	(\$940,242)	\$24,589,285

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 3.50% in years 1 through 5 (2022-2026), 4.00% in years 6 through 10 (2027-2031), 4.25% in years 11 through 20 (2032-2041), and 4.50% in years 21 through 30 (2042-2051) on the Initial Major Improvement Area Bonds.

3 - 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
Major Improvement Area - Initial Major Improvements Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 1 (74 Ft)
\$8,384
1.00

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$0	\$264	\$0	\$0	(\$264)	\$0
9/30/2023	\$0	\$361	\$20	\$42	(\$361)	\$62
9/30/2024	\$158	\$361	\$21	\$42	\$0	\$581
9/30/2025	\$164	\$355	\$21	\$41	\$0	\$582
9/30/2026	\$170	\$349	\$22	\$40	\$0	\$581
9/30/2027	\$177	\$343	\$22	\$39	\$0	\$582
9/30/2028	\$184	\$336	\$22	\$39	\$0	\$581
9/30/2029	\$192	\$329	\$23	\$38	\$0	\$582
9/30/2030	\$200	\$321	\$23	\$37	\$0	\$581
9/30/2031	\$209	\$313	\$24	\$36	\$0	\$581
9/30/2032	\$218	\$305	\$24	\$35	\$0	\$582
9/30/2033	\$228	\$296	\$25	\$34	\$0	\$582
9/30/2034	\$238	\$286	\$25	\$32	\$0	\$582
9/30/2035	\$249	\$276	\$26	\$31	\$0	\$581
9/30/2036	\$260	\$265	\$26	\$30	\$0	\$581
9/30/2037	\$272	\$254	\$27	\$29	\$0	\$582
9/30/2038	\$285	\$243	\$27	\$27	\$0	\$582
9/30/2039	\$297	\$231	\$28	\$26	\$0	\$581
9/30/2040	\$311	\$218	\$28	\$24	\$0	\$582
9/30/2041	\$325	\$205	\$29	\$23	\$0	\$582
9/30/2042	\$340	\$191	\$30	\$21	\$0	\$581
9/30/2043	\$356	\$176	\$30	\$20	\$0	\$582
9/30/2044	\$374	\$160	\$31	\$18	\$0	\$582
9/30/2045	\$392	\$143	\$31	\$16	\$0	\$582
9/30/2046	\$410	\$125	\$32	\$14	\$0	\$581
9/30/2047	\$430	\$107	\$33	\$12	\$0	\$581
9/30/2048	\$451	\$87	\$33	\$10	\$0	\$582
9/30/2049	\$473	\$67	\$34	\$7	\$0	\$582
9/30/2050	\$496	\$46	\$35	\$5	\$0	\$581
9/30/2051	\$520	\$23	\$35	\$3	\$0	\$581
Total	\$8,379	\$7,035	\$789	\$769	(\$625)	\$16,346

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 3.50% in years 1 through 5 (2022-2026), 4.00% in years 6 through 10 (2027-2031), 4.25% in years 11 through 20 (2032-2041), and 4.50% in years 21 through 30 (2042-2051) on the Initial Major Improvement Area Bonds.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-3
Major Improvement Area - Initial Major Improvements Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (60 Ft)
\$6,799
0.81

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$0	\$214	\$0	\$0	(\$214)	\$0
9/30/2023	\$0	\$292	\$16	\$34	(\$292)	\$50
9/30/2024	\$128	\$292	\$17	\$34	\$0	\$472
9/30/2025	\$133	\$288	\$17	\$33	\$0	\$472
9/30/2026	\$138	\$283	\$18	\$33	\$0	\$471
9/30/2027	\$143	\$278	\$18	\$32	\$0	\$472
9/30/2028	\$149	\$273	\$18	\$31	\$0	\$472
9/30/2029	\$156	\$267	\$19	\$31	\$0	\$472
9/30/2030	\$162	\$261	\$19	\$30	\$0	\$471
9/30/2031	\$169	\$254	\$19	\$29	\$0	\$472
9/30/2032	\$177	\$247	\$20	\$28	\$0	\$472
9/30/2033	\$185	\$240	\$20	\$27	\$0	\$472
9/30/2034	\$193	\$232	\$21	\$26	\$0	\$472
9/30/2035	\$202	\$224	\$21	\$25	\$0	\$472
9/30/2036	\$211	\$215	\$21	\$24	\$0	\$472
9/30/2037	\$220	\$206	\$22	\$23	\$0	\$472
9/30/2038	\$231	\$197	\$22	\$22	\$0	\$472
9/30/2039	\$241	\$187	\$23	\$21	\$0	\$472
9/30/2040	\$252	\$177	\$23	\$20	\$0	\$472
9/30/2041	\$264	\$166	\$24	\$19	\$0	\$472
9/30/2042	\$275	\$155	\$24	\$17	\$0	\$472
9/30/2043	\$289	\$142	\$25	\$16	\$0	\$472
9/30/2044	\$303	\$129	\$25	\$14	\$0	\$472
9/30/2045	\$318	\$116	\$26	\$13	\$0	\$472
9/30/2046	\$333	\$101	\$26	\$11	\$0	\$471
9/30/2047	\$349	\$87	\$27	\$10	\$0	\$471
9/30/2048	\$366	\$71	\$27	\$8	\$0	\$472
9/30/2049	\$384	\$54	\$28	\$6	\$0	\$472
9/30/2050	\$402	\$37	\$28	\$4	\$0	\$472
9/30/2051	\$422	\$19	\$29	\$2	\$0	\$471
Total	\$6,795	\$5,705	\$640	\$623	(\$507)	\$13,256

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 3.50% in years 1 through 5 (2022-2026), 4.00% in years 6 through 10 (2027-2031), 4.25% in years 11 through 20 (2032-2041), and 4.50% in years 21 through 30 (2042-2051) on the Initial Major Improvement Area Bonds.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-4
Major Improvement Area - Initial Major Improvements Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 3 (50 Ft)
\$5,666
0.68

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$0	\$179	\$0	\$0	(\$179)	\$0
9/30/2023	\$0	\$244	\$14	\$28	(\$244)	\$42
9/30/2024	\$107	\$244	\$14	\$28	\$0	\$393
9/30/2025	\$111	\$240	\$14	\$28	\$0	\$393
9/30/2026	\$115	\$236	\$15	\$27	\$0	\$393
9/30/2027	\$119	\$232	\$15	\$27	\$0	\$393
9/30/2028	\$124	\$227	\$15	\$26	\$0	\$393
9/30/2029	\$130	\$222	\$15	\$25	\$0	\$393
9/30/2030	\$135	\$217	\$16	\$25	\$0	\$393
9/30/2031	\$141	\$212	\$16	\$24	\$0	\$393
9/30/2032	\$147	\$206	\$16	\$23	\$0	\$393
9/30/2033	\$154	\$200	\$17	\$23	\$0	\$393
9/30/2034	\$161	\$193	\$17	\$22	\$0	\$393
9/30/2035	\$168	\$186	\$17	\$21	\$0	\$393
9/30/2036	\$176	\$179	\$18	\$20	\$0	\$393
9/30/2037	\$184	\$172	\$18	\$19	\$0	\$393
9/30/2038	\$192	\$164	\$19	\$18	\$0	\$393
9/30/2039	\$201	\$156	\$19	\$17	\$0	\$393
9/30/2040	\$210	\$147	\$19	\$16	\$0	\$393
9/30/2041	\$220	\$138	\$20	\$15	\$0	\$393
9/30/2042	\$230	\$129	\$20	\$14	\$0	\$393
9/30/2043	\$241	\$119	\$20	\$13	\$0	\$393
9/30/2044	\$252	\$108	\$21	\$12	\$0	\$393
9/30/2045	\$265	\$96	\$21	\$11	\$0	\$393
9/30/2046	\$277	\$85	\$22	\$9	\$0	\$393
9/30/2047	\$291	\$72	\$22	\$8	\$0	\$393
9/30/2048	\$305	\$59	\$23	\$7	\$0	\$393
9/30/2049	\$320	\$45	\$23	\$5	\$0	\$393
9/30/2050	\$335	\$31	\$23	\$3	\$0	\$393
9/30/2051	\$351	\$16	\$24	\$2	\$0	\$393
Total	\$5,662	\$4,754	\$533	\$520	(\$422)	\$11,047

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 3.50% in years 1 through 5 (2022-2026), 4.00% in years 6 through 10 (2027-2031), 4.25% in years 11 through 20 (2032-2041), and 4.50% in years 21 through 30 (2042-2051) on the Initial Major Improvement Area Bonds.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-5
Major Improvement Area - Initial Major Improvements Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 4 (40 Ft)
\$4,533
0.54

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$0	\$143	\$0	\$0	(\$143)	\$0
9/30/2023	\$0	\$195	\$11	\$23	(\$195)	\$34
9/30/2024	\$86	\$195	\$11	\$23	\$0	\$314
9/30/2025	\$89	\$192	\$11	\$22	\$0	\$314
9/30/2026	\$92	\$189	\$12	\$22	\$0	\$314
9/30/2027	\$96	\$186	\$12	\$21	\$0	\$314
9/30/2028	\$100	\$182	\$12	\$21	\$0	\$314
9/30/2029	\$104	\$178	\$12	\$20	\$0	\$314
9/30/2030	\$108	\$174	\$13	\$20	\$0	\$314
9/30/2031	\$113	\$169	\$13	\$19	\$0	\$314
9/30/2032	\$118	\$165	\$13	\$19	\$0	\$315
9/30/2033	\$123	\$160	\$13	\$18	\$0	\$315
9/30/2034	\$129	\$155	\$14	\$18	\$0	\$314
9/30/2035	\$134	\$149	\$14	\$17	\$0	\$314
9/30/2036	\$141	\$143	\$14	\$16	\$0	\$314
9/30/2037	\$147	\$137	\$15	\$15	\$0	\$314
9/30/2038	\$154	\$131	\$15	\$15	\$0	\$315
9/30/2039	\$161	\$125	\$15	\$14	\$0	\$314
9/30/2040	\$168	\$118	\$15	\$13	\$0	\$315
9/30/2041	\$176	\$111	\$16	\$12	\$0	\$314
9/30/2042	\$184	\$103	\$16	\$11	\$0	\$314
9/30/2043	\$193	\$95	\$16	\$11	\$0	\$314
9/30/2044	\$202	\$86	\$17	\$10	\$0	\$314
9/30/2045	\$212	\$77	\$17	\$9	\$0	\$314
9/30/2046	\$222	\$68	\$17	\$8	\$0	\$314
9/30/2047	\$233	\$58	\$18	\$6	\$0	\$314
9/30/2048	\$244	\$47	\$18	\$5	\$0	\$315
9/30/2049	\$256	\$36	\$18	\$4	\$0	\$315
9/30/2050	\$268	\$25	\$19	\$3	\$0	\$314
9/30/2051	\$281	\$13	\$19	\$1	\$0	\$314
Total	\$4,530	\$3,803	\$427	\$416	(\$338)	\$8,837

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 3.50% in years 1 through 5 (2022-2026), 4.00% in years 6 through 10 (2027-2031), 4.25% in years 11 through 20 (2032-2041), and 4.50% in years 21 through 30 (2042-2051) on the Initial Major Improvement Area Bonds.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year

Appendix G-6
Major Improvement Area - Initial Major Improvements Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 5 (65 Ft)
\$8,147
0.97

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$0	\$257	\$0	\$0	(\$257)	\$0
9/30/2023	\$0	\$350	\$20	\$41	(\$350)	\$60
9/30/2024	\$154	\$350	\$20	\$41	\$0	\$565
9/30/2025	\$160	\$345	\$21	\$40	\$0	\$565
9/30/2026	\$165	\$339	\$21	\$39	\$0	\$565
9/30/2027	\$172	\$334	\$21	\$38	\$0	\$565
9/30/2028	\$179	\$327	\$22	\$37	\$0	\$565
9/30/2029	\$187	\$320	\$22	\$37	\$0	\$565
9/30/2030	\$194	\$312	\$23	\$36	\$0	\$565
9/30/2031	\$203	\$304	\$23	\$35	\$0	\$565
9/30/2032	\$212	\$296	\$24	\$34	\$0	\$565
9/30/2033	\$222	\$287	\$24	\$33	\$0	\$566
9/30/2034	\$231	\$278	\$25	\$31	\$0	\$565
9/30/2035	\$242	\$268	\$25	\$30	\$0	\$565
9/30/2036	\$253	\$258	\$26	\$29	\$0	\$565
9/30/2037	\$264	\$247	\$26	\$28	\$0	\$565
9/30/2038	\$276	\$236	\$27	\$27	\$0	\$565
9/30/2039	\$289	\$224	\$27	\$25	\$0	\$565
9/30/2040	\$302	\$212	\$28	\$24	\$0	\$565
9/30/2041	\$316	\$199	\$28	\$22	\$0	\$565
9/30/2042	\$330	\$185	\$29	\$21	\$0	\$565
9/30/2043	\$346	\$171	\$29	\$19	\$0	\$565
9/30/2044	\$363	\$155	\$30	\$17	\$0	\$565
9/30/2045	\$380	\$139	\$31	\$15	\$0	\$565
9/30/2046	\$399	\$122	\$31	\$14	\$0	\$565
9/30/2047	\$418	\$104	\$32	\$12	\$0	\$565
9/30/2048	\$439	\$85	\$32	\$9	\$0	\$565
9/30/2049	\$460	\$65	\$33	\$7	\$0	\$565
9/30/2050	\$482	\$44	\$34	\$5	\$0	\$565
9/30/2051	\$505	\$23	\$34	\$3	\$0	\$565
Total	\$8,142	\$6,836	\$767	\$747	(\$607)	\$15,884

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 3.50% in years 1 through 5 (2022-2026), 4.00% in years 6 through 10 (2027-2031), 4.25% in years 11 through 20 (2032-2041), and 4.50% in years 21 through 30 (2042-2051) on the Initial Major Improvement Area Bonds.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year

Appendix G-7
Major Improvement Area - Initial Major Improvements Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 6 (55 Ft)
\$5,740
0.68

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$0	\$181	\$0	\$0	(\$181)	\$0
9/30/2023	\$0	\$247	\$14	\$29	(\$247)	\$43
9/30/2024	\$108	\$247	\$14	\$29	\$0	\$398
9/30/2025	\$112	\$243	\$14	\$28	\$0	\$398
9/30/2026	\$117	\$239	\$15	\$28	\$0	\$398
9/30/2027	\$121	\$235	\$15	\$27	\$0	\$398
9/30/2028	\$126	\$230	\$15	\$26	\$0	\$398
9/30/2029	\$132	\$225	\$16	\$26	\$0	\$398
9/30/2030	\$137	\$220	\$16	\$25	\$0	\$398
9/30/2031	\$143	\$214	\$16	\$24	\$0	\$398
9/30/2032	\$149	\$209	\$17	\$24	\$0	\$398
9/30/2033	\$156	\$202	\$17	\$23	\$0	\$398
9/30/2034	\$163	\$196	\$17	\$22	\$0	\$398
9/30/2035	\$170	\$189	\$18	\$21	\$0	\$398
9/30/2036	\$178	\$182	\$18	\$21	\$0	\$398
9/30/2037	\$186	\$174	\$18	\$20	\$0	\$398
9/30/2038	\$195	\$166	\$19	\$19	\$0	\$398
9/30/2039	\$203	\$158	\$19	\$18	\$0	\$398
9/30/2040	\$213	\$149	\$20	\$17	\$0	\$398
9/30/2041	\$223	\$140	\$20	\$16	\$0	\$398
9/30/2042	\$233	\$131	\$20	\$15	\$0	\$398
9/30/2043	\$244	\$120	\$21	\$13	\$0	\$398
9/30/2044	\$256	\$109	\$21	\$12	\$0	\$398
9/30/2045	\$268	\$98	\$22	\$11	\$0	\$398
9/30/2046	\$281	\$86	\$22	\$10	\$0	\$398
9/30/2047	\$294	\$73	\$22	\$8	\$0	\$398
9/30/2048	\$309	\$60	\$23	\$7	\$0	\$398
9/30/2049	\$324	\$46	\$23	\$5	\$0	\$398
9/30/2050	\$340	\$31	\$24	\$3	\$0	\$398
9/30/2051	\$356	\$16	\$24	\$2	\$0	\$398
Total	\$5,736	\$4,816	\$540	\$526	(\$428)	\$11,191

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 3.50% in years 1 through 5 (2022-2026), 4.00% in years 6 through 10 (2027-2031), 4.25% in years 11 through 20 (2032-2041), and 4.50% in years 21 through 30 (2042-2051) on the Initial Major Improvement Area Bonds.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX H
**MAJOR IMPROVEMENT AREA ASSESSMENT ROLL - ADDITIONAL MAJOR
IMPROVEMENTS**

Appendix H-1
Major Improvement Area Assessment Roll - Additional Major Improvements

Parcel	All Parcels
Assessment	\$12,780,092
Equivalent Units	1,504.30

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$222,000	\$592,996	\$15,000	\$829,996
9/30/2024	\$232,000	\$582,695	\$15,300	\$829,995
9/30/2025	\$242,000	\$571,931	\$15,606	\$829,537
9/30/2026	\$253,000	\$560,702	\$15,918	\$829,620
9/30/2027	\$264,000	\$548,963	\$16,236	\$829,199
9/30/2028	\$276,000	\$536,713	\$16,561	\$829,274
9/30/2029	\$289,000	\$523,907	\$16,892	\$829,799
9/30/2030	\$302,000	\$510,497	\$17,230	\$829,727
9/30/2031	\$315,000	\$496,484	\$17,575	\$829,059
9/30/2032	\$329,000	\$481,868	\$17,926	\$828,795
9/30/2033	\$344,000	\$466,603	\$18,285	\$828,888
9/30/2034	\$360,000	\$450,641	\$18,651	\$829,292
9/30/2035	\$376,000	\$433,937	\$19,024	\$828,961
9/30/2036	\$393,000	\$416,491	\$19,404	\$828,895
9/30/2037	\$411,000	\$398,255	\$19,792	\$829,048
9/30/2038	\$430,000	\$379,185	\$20,188	\$829,373
9/30/2039	\$449,000	\$359,233	\$20,592	\$828,825
9/30/2040	\$470,000	\$338,399	\$21,004	\$829,403
9/30/2041	\$491,000	\$316,591	\$21,424	\$829,015
9/30/2042	\$514,000	\$293,809	\$21,852	\$829,661
9/30/2043	\$537,000	\$269,959	\$22,289	\$829,249
9/30/2044	\$561,000	\$245,043	\$22,735	\$828,778
9/30/2045	\$587,000	\$219,012	\$23,190	\$829,202
9/30/2046	\$614,000	\$191,775	\$23,653	\$829,429
9/30/2047	\$642,000	\$163,286	\$24,127	\$829,412
9/30/2048	\$671,000	\$133,497	\$24,609	\$829,106
9/30/2049	\$702,000	\$102,363	\$25,101	\$829,464
9/30/2050	\$734,000	\$69,790	\$25,603	\$829,393
9/30/2051	\$770,092	\$35,732	\$26,115	\$831,939
Total	\$12,780,092	\$10,690,359	\$581,884	\$24,052,334

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-2
Major Improvement Area - Additional Major Improvements Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 1 (74 Ft)
\$8,496
1.00

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$148	\$394	\$10	\$552
9/30/2024	\$154	\$387	\$10	\$552
9/30/2025	\$161	\$380	\$10	\$551
9/30/2026	\$168	\$373	\$11	\$551
9/30/2027	\$175	\$365	\$11	\$551
9/30/2028	\$183	\$357	\$11	\$551
9/30/2029	\$192	\$348	\$11	\$552
9/30/2030	\$201	\$339	\$11	\$552
9/30/2031	\$209	\$330	\$12	\$551
9/30/2032	\$219	\$320	\$12	\$551
9/30/2033	\$229	\$310	\$12	\$551
9/30/2034	\$239	\$300	\$12	\$551
9/30/2035	\$250	\$288	\$13	\$551
9/30/2036	\$261	\$277	\$13	\$551
9/30/2037	\$273	\$265	\$13	\$551
9/30/2038	\$286	\$252	\$13	\$551
9/30/2039	\$298	\$239	\$14	\$551
9/30/2040	\$312	\$225	\$14	\$551
9/30/2041	\$326	\$210	\$14	\$551
9/30/2042	\$342	\$195	\$15	\$552
9/30/2043	\$357	\$179	\$15	\$551
9/30/2044	\$373	\$163	\$15	\$551
9/30/2045	\$390	\$146	\$15	\$551
9/30/2046	\$408	\$127	\$16	\$551
9/30/2047	\$427	\$109	\$16	\$551
9/30/2048	\$446	\$89	\$16	\$551
9/30/2049	\$467	\$68	\$17	\$551
9/30/2050	\$488	\$46	\$17	\$551
9/30/2051	\$512	\$24	\$17	\$553
Total	\$8,496	\$7,107	\$387	\$15,989

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-3
Major Improvement Area - Additional Major Improvements Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (60 Ft)
\$6,890
0.81

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$120	\$320	\$8	\$447
9/30/2024	\$125	\$314	\$8	\$447
9/30/2025	\$130	\$308	\$8	\$447
9/30/2026	\$136	\$302	\$9	\$447
9/30/2027	\$142	\$296	\$9	\$447
9/30/2028	\$149	\$289	\$9	\$447
9/30/2029	\$156	\$282	\$9	\$447
9/30/2030	\$163	\$275	\$9	\$447
9/30/2031	\$170	\$268	\$9	\$447
9/30/2032	\$177	\$260	\$10	\$447
9/30/2033	\$185	\$252	\$10	\$447
9/30/2034	\$194	\$243	\$10	\$447
9/30/2035	\$203	\$234	\$10	\$447
9/30/2036	\$212	\$225	\$10	\$447
9/30/2037	\$222	\$215	\$11	\$447
9/30/2038	\$232	\$204	\$11	\$447
9/30/2039	\$242	\$194	\$11	\$447
9/30/2040	\$253	\$182	\$11	\$447
9/30/2041	\$265	\$171	\$12	\$447
9/30/2042	\$277	\$158	\$12	\$447
9/30/2043	\$289	\$146	\$12	\$447
9/30/2044	\$302	\$132	\$12	\$447
9/30/2045	\$316	\$118	\$13	\$447
9/30/2046	\$331	\$103	\$13	\$447
9/30/2047	\$346	\$88	\$13	\$447
9/30/2048	\$362	\$72	\$13	\$447
9/30/2049	\$378	\$55	\$14	\$447
9/30/2050	\$396	\$38	\$14	\$447
9/30/2051	\$415	\$19	\$14	\$448
Total	\$6,890	\$5,763	\$314	\$12,966

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-4

Major Improvement Area - Additional Major Improvements Assessment Roll by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 3 (50 Ft)
\$5,741
0.68**

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$100	\$266	\$7	\$373
9/30/2024	\$104	\$262	\$7	\$373
9/30/2025	\$109	\$257	\$7	\$373
9/30/2026	\$114	\$252	\$7	\$373
9/30/2027	\$119	\$247	\$7	\$373
9/30/2028	\$124	\$241	\$7	\$373
9/30/2029	\$130	\$235	\$8	\$373
9/30/2030	\$136	\$229	\$8	\$373
9/30/2031	\$142	\$223	\$8	\$372
9/30/2032	\$148	\$216	\$8	\$372
9/30/2033	\$155	\$210	\$8	\$372
9/30/2034	\$162	\$202	\$8	\$373
9/30/2035	\$169	\$195	\$9	\$372
9/30/2036	\$177	\$187	\$9	\$372
9/30/2037	\$185	\$179	\$9	\$372
9/30/2038	\$193	\$170	\$9	\$373
9/30/2039	\$202	\$161	\$9	\$372
9/30/2040	\$211	\$152	\$9	\$373
9/30/2041	\$221	\$142	\$10	\$372
9/30/2042	\$231	\$132	\$10	\$373
9/30/2043	\$241	\$121	\$10	\$373
9/30/2044	\$252	\$110	\$10	\$372
9/30/2045	\$264	\$98	\$10	\$373
9/30/2046	\$276	\$86	\$11	\$373
9/30/2047	\$288	\$73	\$11	\$373
9/30/2048	\$301	\$60	\$11	\$372
9/30/2049	\$315	\$46	\$11	\$373
9/30/2050	\$330	\$31	\$12	\$373
9/30/2051	\$346	\$16	\$12	\$374
Total	\$5,741	\$4,803	\$261	\$10,805

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-5

Major Improvement Area - Additional Major Improvements Assessment Roll by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 4 (40 Ft)
\$4,593
0.54**

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$80	\$213	\$5	\$298
9/30/2024	\$83	\$209	\$5	\$298
9/30/2025	\$87	\$206	\$6	\$298
9/30/2026	\$91	\$202	\$6	\$298
9/30/2027	\$95	\$197	\$6	\$298
9/30/2028	\$99	\$193	\$6	\$298
9/30/2029	\$104	\$188	\$6	\$298
9/30/2030	\$109	\$183	\$6	\$298
9/30/2031	\$113	\$178	\$6	\$298
9/30/2032	\$118	\$173	\$6	\$298
9/30/2033	\$124	\$168	\$7	\$298
9/30/2034	\$129	\$162	\$7	\$298
9/30/2035	\$135	\$156	\$7	\$298
9/30/2036	\$141	\$150	\$7	\$298
9/30/2037	\$148	\$143	\$7	\$298
9/30/2038	\$155	\$136	\$7	\$298
9/30/2039	\$161	\$129	\$7	\$298
9/30/2040	\$169	\$122	\$8	\$298
9/30/2041	\$176	\$114	\$8	\$298
9/30/2042	\$185	\$106	\$8	\$298
9/30/2043	\$193	\$97	\$8	\$298
9/30/2044	\$202	\$88	\$8	\$298
9/30/2045	\$211	\$79	\$8	\$298
9/30/2046	\$221	\$69	\$9	\$298
9/30/2047	\$231	\$59	\$9	\$298
9/30/2048	\$241	\$48	\$9	\$298
9/30/2049	\$252	\$37	\$9	\$298
9/30/2050	\$264	\$25	\$9	\$298
9/30/2051	\$277	\$13	\$9	\$299
Total	\$4,593	\$3,842	\$209	\$8,644

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-6

Major Improvement Area - Additional Major Improvements Assessment Roll by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 5 (65 Ft)
\$8,256
0.97**

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$143	\$383	\$10	\$536
9/30/2024	\$150	\$376	\$10	\$536
9/30/2025	\$156	\$369	\$10	\$536
9/30/2026	\$163	\$362	\$10	\$536
9/30/2027	\$171	\$355	\$10	\$536
9/30/2028	\$178	\$347	\$11	\$536
9/30/2029	\$187	\$338	\$11	\$536
9/30/2030	\$195	\$330	\$11	\$536
9/30/2031	\$203	\$321	\$11	\$536
9/30/2032	\$213	\$311	\$12	\$535
9/30/2033	\$222	\$301	\$12	\$535
9/30/2034	\$233	\$291	\$12	\$536
9/30/2035	\$243	\$280	\$12	\$535
9/30/2036	\$254	\$269	\$13	\$535
9/30/2037	\$265	\$257	\$13	\$536
9/30/2038	\$278	\$245	\$13	\$536
9/30/2039	\$290	\$232	\$13	\$535
9/30/2040	\$304	\$219	\$14	\$536
9/30/2041	\$317	\$205	\$14	\$536
9/30/2042	\$332	\$190	\$14	\$536
9/30/2043	\$347	\$174	\$14	\$536
9/30/2044	\$362	\$158	\$15	\$535
9/30/2045	\$379	\$141	\$15	\$536
9/30/2046	\$397	\$124	\$15	\$536
9/30/2047	\$415	\$105	\$16	\$536
9/30/2048	\$433	\$86	\$16	\$536
9/30/2049	\$453	\$66	\$16	\$536
9/30/2050	\$474	\$45	\$17	\$536
9/30/2051	\$497	\$23	\$17	\$537
Total	\$8,256	\$6,906	\$376	\$15,537

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-7

Major Improvement Area - Additional Major Improvements Assessment Roll by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 6 (55 Ft)
\$5,816
0.68**

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$101	\$270	\$7	\$378
9/30/2024	\$106	\$265	\$7	\$378
9/30/2025	\$110	\$260	\$7	\$378
9/30/2026	\$115	\$255	\$7	\$378
9/30/2027	\$120	\$250	\$7	\$377
9/30/2028	\$126	\$244	\$8	\$377
9/30/2029	\$132	\$238	\$8	\$378
9/30/2030	\$137	\$232	\$8	\$378
9/30/2031	\$143	\$226	\$8	\$377
9/30/2032	\$150	\$219	\$8	\$377
9/30/2033	\$157	\$212	\$8	\$377
9/30/2034	\$164	\$205	\$8	\$377
9/30/2035	\$171	\$197	\$9	\$377
9/30/2036	\$179	\$190	\$9	\$377
9/30/2037	\$187	\$181	\$9	\$377
9/30/2038	\$196	\$173	\$9	\$377
9/30/2039	\$204	\$163	\$9	\$377
9/30/2040	\$214	\$154	\$10	\$377
9/30/2041	\$223	\$144	\$10	\$377
9/30/2042	\$234	\$134	\$10	\$378
9/30/2043	\$244	\$123	\$10	\$377
9/30/2044	\$255	\$112	\$10	\$377
9/30/2045	\$267	\$100	\$11	\$377
9/30/2046	\$279	\$87	\$11	\$377
9/30/2047	\$292	\$74	\$11	\$377
9/30/2048	\$305	\$61	\$11	\$377
9/30/2049	\$319	\$47	\$11	\$378
9/30/2050	\$334	\$32	\$12	\$377
9/30/2051	\$350	\$16	\$12	\$379
Total	\$5,816	\$4,865	\$265	\$10,947

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to the Major Improvement Area's pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX I
**PHASE #1 ASSESSMENT ROLL - PHASE #1 IMPROVEMENTS AND INITIAL
MAJOR IMPROVEMENTS**

Appendix I-1

Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements

**Parcel
Equivalent Units
Assessment**

**All Parcels
\$11,914,017
274.00**

Year¹	Principal & Interest²	Principal & Interest³	Administrative Expenses⁴	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$197,855	\$0	\$0	\$0	(\$197,855)	\$0
9/30/2023	\$269,803	\$292,703	\$45,600	\$36,865	(\$269,803)	\$375,168
9/30/2024	\$428,803	\$291,898	\$46,512	\$36,865	\$0	\$804,078
9/30/2025	\$428,430	\$291,954	\$47,442	\$36,070	\$0	\$803,897
9/30/2026	\$428,948	\$291,825	\$48,391	\$35,255	\$0	\$804,418
9/30/2027	\$429,328	\$290,510	\$49,359	\$34,415	\$0	\$803,611
9/30/2028	\$429,705	\$291,055	\$50,346	\$33,550	\$0	\$804,656
9/30/2029	\$429,888	\$290,369	\$51,353	\$32,655	\$0	\$804,264
9/30/2030	\$429,875	\$289,497	\$52,380	\$31,730	\$0	\$803,482
9/30/2031	\$429,668	\$289,439	\$53,428	\$30,775	\$0	\$803,309
9/30/2032	\$430,265	\$289,150	\$54,496	\$29,790	\$0	\$803,701
9/30/2033	\$431,125	\$288,628	\$55,586	\$28,770	\$0	\$804,109
9/30/2034	\$430,705	\$287,874	\$56,698	\$27,710	\$0	\$802,987
9/30/2035	\$431,040	\$287,889	\$57,832	\$26,615	\$0	\$803,376
9/30/2036	\$432,095	\$286,625	\$58,988	\$25,480	\$0	\$803,188
9/30/2037	\$431,835	\$286,129	\$60,168	\$24,300	\$0	\$802,432
9/30/2038	\$432,295	\$286,354	\$61,372	\$23,080	\$0	\$803,101
9/30/2039	\$432,440	\$285,255	\$62,599	\$21,815	\$0	\$802,109
9/30/2040	\$433,270	\$284,878	\$63,851	\$20,505	\$0	\$802,504
9/30/2041	\$433,750	\$285,175	\$65,128	\$19,145	\$0	\$803,198
9/30/2042	\$434,880	\$284,102	\$66,431	\$17,735	\$0	\$803,147
9/30/2043	\$435,160	\$283,703	\$67,759	\$16,270	\$0	\$802,892
9/30/2044	\$435,960	\$283,934	\$69,114	\$14,745	\$0	\$803,753
9/30/2045	\$436,240	\$283,746	\$70,497	\$13,155	\$0	\$803,638
9/30/2046	\$437,000	\$283,142	\$71,907	\$11,500	\$0	\$803,548
9/30/2047	\$437,200	\$282,119	\$73,345	\$9,775	\$0	\$802,439
9/30/2048	\$438,840	\$281,679	\$74,812	\$7,980	\$0	\$803,311
9/30/2049	\$438,840	\$281,775	\$76,308	\$6,105	\$0	\$803,028
9/30/2050	\$440,240	\$281,361	\$77,834	\$4,155	\$0	\$803,590
9/30/2051	\$440,960	\$280,453	\$79,391	\$2,120	\$0	\$802,924
Total	\$12,596,440	\$8,313,221	\$1,768,926	\$658,930	(\$467,658)	\$22,869,859

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 2.75% in years 1 through 5 (2022-2026), 3.25% in years 6 through 10 (2027-2031), 3.50% in years 11 through 20 (2032-2041), and 4.00% in years 21 through 30 (2042-2051) on the Phase #1 Bonds.

3 - The interest is calculated using a 4.64% interest rate on the obligation related to the Phase #1 under the 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 I-2

Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 2 (60 Ft)
\$38,264
0.88**

Year ¹	Principal & Interest ²	Principal & Interest ³	Administrative Expenses ⁴	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$635	\$0	\$0	\$0	(\$635)	\$0
9/30/2023	\$867	\$940	\$146	\$118	(\$867)	\$1,205
9/30/2024	\$1,377	\$937	\$149	\$118	\$0	\$2,582
9/30/2025	\$1,376	\$938	\$152	\$116	\$0	\$2,582
9/30/2026	\$1,378	\$937	\$155	\$113	\$0	\$2,584
9/30/2027	\$1,379	\$933	\$159	\$111	\$0	\$2,581
9/30/2028	\$1,380	\$935	\$162	\$108	\$0	\$2,584
9/30/2029	\$1,381	\$933	\$165	\$105	\$0	\$2,583
9/30/2030	\$1,381	\$930	\$168	\$102	\$0	\$2,581
9/30/2031	\$1,380	\$930	\$172	\$99	\$0	\$2,580
9/30/2032	\$1,382	\$929	\$175	\$96	\$0	\$2,581
9/30/2033	\$1,385	\$927	\$179	\$92	\$0	\$2,583
9/30/2034	\$1,383	\$925	\$182	\$89	\$0	\$2,579
9/30/2035	\$1,384	\$925	\$186	\$85	\$0	\$2,580
9/30/2036	\$1,388	\$921	\$189	\$82	\$0	\$2,580
9/30/2037	\$1,387	\$919	\$193	\$78	\$0	\$2,577
9/30/2038	\$1,388	\$920	\$197	\$74	\$0	\$2,579
9/30/2039	\$1,389	\$916	\$201	\$70	\$0	\$2,576
9/30/2040	\$1,392	\$915	\$205	\$66	\$0	\$2,577
9/30/2041	\$1,393	\$916	\$209	\$61	\$0	\$2,580
9/30/2042	\$1,397	\$912	\$213	\$57	\$0	\$2,579
9/30/2043	\$1,398	\$911	\$218	\$52	\$0	\$2,579
9/30/2044	\$1,400	\$912	\$222	\$47	\$0	\$2,581
9/30/2045	\$1,401	\$911	\$226	\$42	\$0	\$2,581
9/30/2046	\$1,404	\$909	\$231	\$37	\$0	\$2,581
9/30/2047	\$1,404	\$906	\$236	\$31	\$0	\$2,577
9/30/2048	\$1,409	\$905	\$240	\$26	\$0	\$2,580
9/30/2049	\$1,409	\$905	\$245	\$20	\$0	\$2,579
9/30/2050	\$1,414	\$904	\$250	\$13	\$0	\$2,581
9/30/2051	\$1,416	\$901	\$255	\$7	\$0	\$2,579
Total	\$40,456	\$26,699	\$5,681	\$2,116	(\$1,502)	\$73,451

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 2.75% in years 1 through 5 (2022-2026), 3.25% in years 6 through 10 (2027-2031), 3.50% in years 11 through 20 (2032-2041), and 4.00% in years 21 through 30 (2042-2051) on the Phase #1 Bonds.

3 - The interest is calculated using a 4.64% interest rate on the obligation related to the Phase #1 under the 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 I-3

Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 3 (50 Ft)
\$33,046
0.76**

Year¹	Principal & Interest²	Principal & Interest³	Administrative Expenses⁴	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$549	\$0	\$0	\$0	(\$549)	\$0
9/30/2023	\$748	\$812	\$126	\$102	(\$748)	\$1,041
9/30/2024	\$1,189	\$810	\$129	\$102	\$0	\$2,230
9/30/2025	\$1,188	\$810	\$132	\$100	\$0	\$2,230
9/30/2026	\$1,190	\$809	\$134	\$98	\$0	\$2,231
9/30/2027	\$1,191	\$806	\$137	\$95	\$0	\$2,229
9/30/2028	\$1,192	\$807	\$140	\$93	\$0	\$2,232
9/30/2029	\$1,192	\$805	\$142	\$91	\$0	\$2,231
9/30/2030	\$1,192	\$803	\$145	\$88	\$0	\$2,229
9/30/2031	\$1,192	\$803	\$148	\$85	\$0	\$2,228
9/30/2032	\$1,193	\$802	\$151	\$83	\$0	\$2,229
9/30/2033	\$1,196	\$801	\$154	\$80	\$0	\$2,230
9/30/2034	\$1,195	\$798	\$157	\$77	\$0	\$2,227
9/30/2035	\$1,196	\$799	\$160	\$74	\$0	\$2,228
9/30/2036	\$1,199	\$795	\$164	\$71	\$0	\$2,228
9/30/2037	\$1,198	\$794	\$167	\$67	\$0	\$2,226
9/30/2038	\$1,199	\$794	\$170	\$64	\$0	\$2,228
9/30/2039	\$1,199	\$791	\$174	\$61	\$0	\$2,225
9/30/2040	\$1,202	\$790	\$177	\$57	\$0	\$2,226
9/30/2041	\$1,203	\$791	\$181	\$53	\$0	\$2,228
9/30/2042	\$1,206	\$788	\$184	\$49	\$0	\$2,228
9/30/2043	\$1,207	\$787	\$188	\$45	\$0	\$2,227
9/30/2044	\$1,209	\$788	\$192	\$41	\$0	\$2,229
9/30/2045	\$1,210	\$787	\$196	\$36	\$0	\$2,229
9/30/2046	\$1,212	\$785	\$199	\$32	\$0	\$2,229
9/30/2047	\$1,213	\$783	\$203	\$27	\$0	\$2,226
9/30/2048	\$1,217	\$781	\$208	\$22	\$0	\$2,228
9/30/2049	\$1,217	\$782	\$212	\$17	\$0	\$2,227
9/30/2050	\$1,221	\$780	\$216	\$12	\$0	\$2,229
9/30/2051	\$1,223	\$778	\$220	\$6	\$0	\$2,227
Total	\$34,939	\$23,059	\$4,907	\$1,828	(\$1,297)	\$63,435

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 2.75% in years 1 through 5 (2022-2026), 3.25% in years 6 through 10 (2027-2031), 3.50% in years 11 through 20 (2032-2041), and 4.00% in years 21 through 30 (2042-2051) on the Phase #1 Bonds.

3 - The interest is calculated using a 4.64% interest rate on the obligation related to the Phase #1 under the 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 I-4

Phase #1 Assessment Roll - Phase #1 Improvements and Initial Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 4 (40 Ft)
\$29,568
0.68

Year ¹	Principal & Interest ²	Principal & Interest ³	Administrative Expenses ⁴	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/30/2022	\$491	\$0	\$0	\$0	(\$491)	\$0
9/30/2023	\$670	\$726	\$113	\$91	(\$670)	\$931
9/30/2024	\$1,064	\$724	\$115	\$91	\$0	\$1,996
9/30/2025	\$1,063	\$725	\$118	\$90	\$0	\$1,995
9/30/2026	\$1,065	\$724	\$120	\$87	\$0	\$1,996
9/30/2027	\$1,065	\$721	\$122	\$85	\$0	\$1,994
9/30/2028	\$1,066	\$722	\$125	\$83	\$0	\$1,997
9/30/2029	\$1,067	\$721	\$127	\$81	\$0	\$1,996
9/30/2030	\$1,067	\$718	\$130	\$79	\$0	\$1,994
9/30/2031	\$1,066	\$718	\$133	\$76	\$0	\$1,994
9/30/2032	\$1,068	\$718	\$135	\$74	\$0	\$1,995
9/30/2033	\$1,070	\$716	\$138	\$71	\$0	\$1,996
9/30/2034	\$1,069	\$714	\$141	\$69	\$0	\$1,993
9/30/2035	\$1,070	\$714	\$144	\$66	\$0	\$1,994
9/30/2036	\$1,072	\$711	\$146	\$63	\$0	\$1,993
9/30/2037	\$1,072	\$710	\$149	\$60	\$0	\$1,991
9/30/2038	\$1,073	\$711	\$152	\$57	\$0	\$1,993
9/30/2039	\$1,073	\$708	\$155	\$54	\$0	\$1,991
9/30/2040	\$1,075	\$707	\$158	\$51	\$0	\$1,992
9/30/2041	\$1,076	\$708	\$162	\$48	\$0	\$1,993
9/30/2042	\$1,079	\$705	\$165	\$44	\$0	\$1,993
9/30/2043	\$1,080	\$704	\$168	\$40	\$0	\$1,993
9/30/2044	\$1,082	\$705	\$172	\$37	\$0	\$1,995
9/30/2045	\$1,083	\$704	\$175	\$33	\$0	\$1,994
9/30/2046	\$1,085	\$703	\$178	\$29	\$0	\$1,994
9/30/2047	\$1,085	\$700	\$182	\$24	\$0	\$1,991
9/30/2048	\$1,089	\$699	\$186	\$20	\$0	\$1,994
9/30/2049	\$1,089	\$699	\$189	\$15	\$0	\$1,993
9/30/2050	\$1,093	\$698	\$193	\$10	\$0	\$1,994
9/30/2051	\$1,094	\$696	\$197	\$5	\$0	\$1,993
Total	\$31,261	\$20,631	\$4,390	\$1,635	(\$1,161)	\$56,757

1 - The 9/30/XX dates represent the fiscal year end for the Bonds.

2 - The interest is calculated using an interest rate of 2.75% in years 1 through 5 (2022-2026), 3.25% in years 6 through 10 (2027-2031), 3.50% in years 11 through 20 (2032-2041), and 4.00% in years 21 through 30 (2042-2051) on the Phase #1 Bonds.

3 - The interest is calculated using a 4.64% interest rate on the obligation related to the Phase #1 under the 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 J

PHASE #1 ASSESSMENT ROLL - ADDITIONAL MAJOR IMPROVEMENTS

Appendix J-1
Phase #1 Assessment Roll - Additional Major Improvements

Parcel	All Parcels
Assessment	\$2,327,050
Equivalent Units	274.00

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$44,000	\$107,975	\$15,000	\$166,975
9/30/2024	\$45,000	\$105,934	\$15,300	\$166,234
9/30/2025	\$47,000	\$103,846	\$15,606	\$166,452
9/30/2026	\$49,000	\$101,665	\$15,918	\$166,583
9/30/2027	\$51,000	\$99,391	\$16,236	\$166,628
9/30/2028	\$53,000	\$97,025	\$16,561	\$166,586
9/30/2029	\$55,000	\$94,566	\$16,892	\$166,458
9/30/2030	\$57,000	\$92,014	\$17,230	\$166,244
9/30/2031	\$59,000	\$89,369	\$17,575	\$165,944
9/30/2032	\$62,000	\$86,631	\$17,926	\$166,558
9/30/2033	\$64,000	\$83,754	\$18,285	\$166,039
9/30/2034	\$67,000	\$80,785	\$18,651	\$166,435
9/30/2035	\$69,000	\$77,676	\$19,024	\$165,700
9/30/2036	\$72,000	\$74,474	\$19,404	\$165,878
9/30/2037	\$75,000	\$71,134	\$19,792	\$165,926
9/30/2038	\$78,000	\$67,654	\$20,188	\$165,842
9/30/2039	\$82,000	\$64,034	\$20,592	\$166,626
9/30/2040	\$85,000	\$60,230	\$21,004	\$166,233
9/30/2041	\$89,000	\$56,286	\$21,424	\$166,709
9/30/2042	\$92,000	\$52,156	\$21,852	\$166,008
9/30/2043	\$96,000	\$47,887	\$22,289	\$166,176
9/30/2044	\$100,000	\$43,433	\$22,735	\$166,168
9/30/2045	\$105,000	\$38,793	\$23,190	\$166,982
9/30/2046	\$109,000	\$33,921	\$23,653	\$166,574
9/30/2047	\$114,000	\$28,863	\$24,127	\$166,990
9/30/2048	\$119,000	\$23,574	\$24,609	\$167,183
9/30/2049	\$124,000	\$18,052	\$25,101	\$167,153
9/30/2050	\$129,000	\$12,298	\$25,603	\$166,902
9/30/2051	\$136,050	\$6,313	\$26,115	\$168,478
Total	\$2,327,050	\$1,919,728	\$581,884	\$4,828,662

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to Phase #1s pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix J-2
Phase #1 Assessment Roll - Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (60 Ft)
\$7,474
0.88

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$141	\$347	\$48	\$536
9/30/2024	\$145	\$340	\$49	\$534
9/30/2025	\$151	\$334	\$50	\$535
9/30/2026	\$157	\$327	\$51	\$535
9/30/2027	\$164	\$319	\$52	\$535
9/30/2028	\$170	\$312	\$53	\$535
9/30/2029	\$177	\$304	\$54	\$535
9/30/2030	\$183	\$296	\$55	\$534
9/30/2031	\$189	\$287	\$56	\$533
9/30/2032	\$199	\$278	\$58	\$535
9/30/2033	\$206	\$269	\$59	\$533
9/30/2034	\$215	\$259	\$60	\$535
9/30/2035	\$222	\$249	\$61	\$532
9/30/2036	\$231	\$239	\$62	\$533
9/30/2037	\$241	\$228	\$64	\$533
9/30/2038	\$251	\$217	\$65	\$533
9/30/2039	\$263	\$206	\$66	\$535
9/30/2040	\$273	\$193	\$67	\$534
9/30/2041	\$286	\$181	\$69	\$535
9/30/2042	\$295	\$168	\$70	\$533
9/30/2043	\$308	\$154	\$72	\$534
9/30/2044	\$321	\$139	\$73	\$534
9/30/2045	\$337	\$125	\$74	\$536
9/30/2046	\$350	\$109	\$76	\$535
9/30/2047	\$366	\$93	\$77	\$536
9/30/2048	\$382	\$76	\$79	\$537
9/30/2049	\$398	\$58	\$81	\$537
9/30/2050	\$414	\$39	\$82	\$536
9/30/2051	\$437	\$20	\$84	\$541
Total	\$7,474	\$6,166	\$1,869	\$15,508

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to Phase #1s pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix J-3
Phase #1 Assessment Roll - Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 3 (50 Ft)
\$6,455
0.76

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$122	\$299	\$42	\$463
9/30/2024	\$125	\$294	\$42	\$461
9/30/2025	\$130	\$288	\$43	\$462
9/30/2026	\$136	\$282	\$44	\$462
9/30/2027	\$141	\$276	\$45	\$462
9/30/2028	\$147	\$269	\$46	\$462
9/30/2029	\$153	\$262	\$47	\$462
9/30/2030	\$158	\$255	\$48	\$461
9/30/2031	\$164	\$248	\$49	\$460
9/30/2032	\$172	\$240	\$50	\$462
9/30/2033	\$178	\$232	\$51	\$461
9/30/2034	\$186	\$224	\$52	\$462
9/30/2035	\$191	\$215	\$53	\$460
9/30/2036	\$200	\$207	\$54	\$460
9/30/2037	\$208	\$197	\$55	\$460
9/30/2038	\$216	\$188	\$56	\$460
9/30/2039	\$227	\$178	\$57	\$462
9/30/2040	\$236	\$167	\$58	\$461
9/30/2041	\$247	\$156	\$59	\$462
9/30/2042	\$255	\$145	\$61	\$460
9/30/2043	\$266	\$133	\$62	\$461
9/30/2044	\$277	\$120	\$63	\$461
9/30/2045	\$291	\$108	\$64	\$463
9/30/2046	\$302	\$94	\$66	\$462
9/30/2047	\$316	\$80	\$67	\$463
9/30/2048	\$330	\$65	\$68	\$464
9/30/2049	\$344	\$50	\$70	\$464
9/30/2050	\$358	\$34	\$71	\$463
9/30/2051	\$377	\$18	\$72	\$467
Total	\$6,455	\$5,325	\$1,614	\$13,393

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to Phase #1s pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix J-4
Phase #1 Assessment Roll - Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 4 (40 Ft)
\$5,775
0.68

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2022	\$0	\$0	\$0	\$0
9/30/2023	\$109	\$268	\$37	\$414
9/30/2024	\$112	\$263	\$38	\$413
9/30/2025	\$117	\$258	\$39	\$413
9/30/2026	\$122	\$252	\$40	\$413
9/30/2027	\$127	\$247	\$40	\$414
9/30/2028	\$132	\$241	\$41	\$413
9/30/2029	\$136	\$235	\$42	\$413
9/30/2030	\$141	\$228	\$43	\$413
9/30/2031	\$146	\$222	\$44	\$412
9/30/2032	\$154	\$215	\$44	\$413
9/30/2033	\$159	\$208	\$45	\$412
9/30/2034	\$166	\$200	\$46	\$413
9/30/2035	\$171	\$193	\$47	\$411
9/30/2036	\$179	\$185	\$48	\$412
9/30/2037	\$186	\$177	\$49	\$412
9/30/2038	\$194	\$168	\$50	\$412
9/30/2039	\$204	\$159	\$51	\$414
9/30/2040	\$211	\$149	\$52	\$413
9/30/2041	\$221	\$140	\$53	\$414
9/30/2042	\$228	\$129	\$54	\$412
9/30/2043	\$238	\$119	\$55	\$412
9/30/2044	\$248	\$108	\$56	\$412
9/30/2045	\$261	\$96	\$58	\$414
9/30/2046	\$271	\$84	\$59	\$413
9/30/2047	\$283	\$72	\$60	\$414
9/30/2048	\$295	\$59	\$61	\$415
9/30/2049	\$308	\$45	\$62	\$415
9/30/2050	\$320	\$31	\$64	\$414
9/30/2051	\$338	\$16	\$65	\$418
Total	\$5,775	\$4,764	\$1,444	\$11,984

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 4.64% interest rate on the obligation related to Phase #1s pro-rata share of the costs of the Additional Major Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX K
PHASE #2 ASSESSMENT ROLL – PHASE #2 IMPROVEMENTS

Appendix K-1
Phase #2 Assessment Roll – Phase #2 Improvements

**Lot Type
Assessment
Equivalent Unit**

Phase #2 Parcels
\$19,524,266
296.47

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2025	\$235,000	\$1,276,887	\$50,000	\$1,561,887
9/30/2026	\$250,000	\$1,261,518	\$51,000	\$1,562,518
9/30/2027	\$265,000	\$1,245,168	\$52,020	\$1,562,188
9/30/2028	\$280,000	\$1,227,837	\$53,060	\$1,560,897
9/30/2029	\$295,000	\$1,209,525	\$54,122	\$1,558,647
9/30/2030	\$315,000	\$1,190,232	\$55,204	\$1,560,436
9/30/2031	\$335,000	\$1,169,631	\$56,308	\$1,560,939
9/30/2032	\$355,000	\$1,147,722	\$57,434	\$1,560,156
9/30/2033	\$380,000	\$1,124,505	\$58,583	\$1,563,088
9/30/2034	\$400,000	\$1,099,653	\$59,755	\$1,559,408
9/30/2035	\$430,000	\$1,073,493	\$60,950	\$1,564,443
9/30/2036	\$455,000	\$1,045,371	\$62,169	\$1,562,540
9/30/2037	\$485,000	\$1,015,614	\$63,412	\$1,564,026
9/30/2038	\$515,000	\$983,895	\$64,680	\$1,563,575
9/30/2039	\$545,000	\$950,214	\$65,974	\$1,561,188
9/30/2040	\$580,000	\$914,571	\$67,293	\$1,561,864
9/30/2041	\$620,000	\$876,639	\$68,639	\$1,565,278
9/30/2042	\$660,000	\$836,091	\$70,012	\$1,566,103
9/30/2043	\$700,000	\$792,927	\$71,412	\$1,564,339
9/30/2044	\$745,000	\$747,147	\$72,841	\$1,564,988
9/30/2045	\$795,000	\$698,424	\$74,297	\$1,567,721
9/30/2046	\$845,000	\$646,431	\$75,783	\$1,567,214
9/30/2047	\$900,000	\$591,168	\$77,299	\$1,568,467
9/30/2048	\$955,000	\$532,308	\$78,845	\$1,566,153
9/30/2049	\$1,020,000	\$469,851	\$80,422	\$1,570,273
9/30/2050	\$1,085,000	\$403,143	\$82,030	\$1,570,173
9/30/2051	\$1,155,000	\$332,184	\$83,671	\$1,570,855
9/30/2052	\$1,230,000	\$256,647	\$85,344	\$1,571,991
9/30/2053	\$1,310,000	\$176,205	\$87,051	\$1,573,256
9/30/2054	\$1,384,266	\$90,531	\$88,792	\$1,563,589
Total	\$19,524,266	\$25,385,532	\$2,028,404	\$46,938,202

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 6.54% interest rate on the obligation related to Phase #2 Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix K-2
Phase #2 Assessment Roll – Phase #2 Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 1 (74 Ft Lot)
\$65,856
1.00

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2025	\$793	\$4,307	\$169	\$5,268
9/30/2026	\$843	\$4,255	\$172	\$5,270
9/30/2027	\$894	\$4,200	\$175	\$5,269
9/30/2028	\$944	\$4,142	\$179	\$5,265
9/30/2029	\$995	\$4,080	\$183	\$5,257
9/30/2030	\$1,063	\$4,015	\$186	\$5,263
9/30/2031	\$1,130	\$3,945	\$190	\$5,265
9/30/2032	\$1,197	\$3,871	\$194	\$5,262
9/30/2033	\$1,282	\$3,793	\$198	\$5,272
9/30/2034	\$1,349	\$3,709	\$202	\$5,260
9/30/2035	\$1,450	\$3,621	\$206	\$5,277
9/30/2036	\$1,535	\$3,526	\$210	\$5,270
9/30/2037	\$1,636	\$3,426	\$214	\$5,275
9/30/2038	\$1,737	\$3,319	\$218	\$5,274
9/30/2039	\$1,838	\$3,205	\$223	\$5,266
9/30/2040	\$1,956	\$3,085	\$227	\$5,268
9/30/2041	\$2,091	\$2,957	\$232	\$5,280
9/30/2042	\$2,226	\$2,820	\$236	\$5,283
9/30/2043	\$2,361	\$2,675	\$241	\$5,277
9/30/2044	\$2,513	\$2,520	\$246	\$5,279
9/30/2045	\$2,682	\$2,356	\$251	\$5,288
9/30/2046	\$2,850	\$2,180	\$256	\$5,286
9/30/2047	\$3,036	\$1,994	\$261	\$5,290
9/30/2048	\$3,221	\$1,795	\$266	\$5,283
9/30/2049	\$3,440	\$1,585	\$271	\$5,297
9/30/2050	\$3,660	\$1,360	\$277	\$5,296
9/30/2051	\$3,896	\$1,120	\$282	\$5,299
9/30/2052	\$4,149	\$866	\$288	\$5,302
9/30/2053	\$4,419	\$594	\$294	\$5,307
9/30/2054	\$4,669	\$305	\$299	\$5,274
Total	\$65,856	\$85,626	\$6,842	\$158,324

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 6.54% interest rate on the obligation related to Phase #2 Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix K-3
Phase #2 Assessment Roll – Phase #2 Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (60 Ft Lot)
\$53,406
0.81

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2025	\$643	\$3,493	\$137	\$4,272
9/30/2026	\$684	\$3,451	\$140	\$4,274
9/30/2027	\$725	\$3,406	\$142	\$4,273
9/30/2028	\$766	\$3,359	\$145	\$4,270
9/30/2029	\$807	\$3,308	\$148	\$4,263
9/30/2030	\$862	\$3,256	\$151	\$4,268
9/30/2031	\$916	\$3,199	\$154	\$4,270
9/30/2032	\$971	\$3,139	\$157	\$4,268
9/30/2033	\$1,039	\$3,076	\$160	\$4,276
9/30/2034	\$1,094	\$3,008	\$163	\$4,266
9/30/2035	\$1,176	\$2,936	\$167	\$4,279
9/30/2036	\$1,245	\$2,859	\$170	\$4,274
9/30/2037	\$1,327	\$2,778	\$173	\$4,278
9/30/2038	\$1,409	\$2,691	\$177	\$4,277
9/30/2039	\$1,491	\$2,599	\$180	\$4,270
9/30/2040	\$1,587	\$2,502	\$184	\$4,272
9/30/2041	\$1,696	\$2,398	\$188	\$4,282
9/30/2042	\$1,805	\$2,287	\$192	\$4,284
9/30/2043	\$1,915	\$2,169	\$195	\$4,279
9/30/2044	\$2,038	\$2,044	\$199	\$4,281
9/30/2045	\$2,175	\$1,910	\$203	\$4,288
9/30/2046	\$2,311	\$1,768	\$207	\$4,287
9/30/2047	\$2,462	\$1,617	\$211	\$4,290
9/30/2048	\$2,612	\$1,456	\$216	\$4,284
9/30/2049	\$2,790	\$1,285	\$220	\$4,295
9/30/2050	\$2,968	\$1,103	\$224	\$4,295
9/30/2051	\$3,159	\$909	\$229	\$4,297
9/30/2052	\$3,365	\$702	\$233	\$4,300
9/30/2053	\$3,583	\$482	\$238	\$4,303
9/30/2054	\$3,786	\$248	\$243	\$4,277
Total	\$53,406	\$69,439	\$5,548	\$128,393

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 6.54% interest rate on the obligation related to Phase #2 Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix K-4
Phase #2 Assessment Roll – Phase #2 Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 3 (50 Ft Lot)
\$44,505
0.68

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2025	\$536	\$2,911	\$114	\$3,560
9/30/2026	\$570	\$2,876	\$116	\$3,562
9/30/2027	\$604	\$2,838	\$119	\$3,561
9/30/2028	\$638	\$2,799	\$121	\$3,558
9/30/2029	\$672	\$2,757	\$123	\$3,553
9/30/2030	\$718	\$2,713	\$126	\$3,557
9/30/2031	\$764	\$2,666	\$128	\$3,558
9/30/2032	\$809	\$2,616	\$131	\$3,556
9/30/2033	\$866	\$2,563	\$134	\$3,563
9/30/2034	\$912	\$2,507	\$136	\$3,555
9/30/2035	\$980	\$2,447	\$139	\$3,566
9/30/2036	\$1,037	\$2,383	\$142	\$3,562
9/30/2037	\$1,106	\$2,315	\$145	\$3,565
9/30/2038	\$1,174	\$2,243	\$147	\$3,564
9/30/2039	\$1,242	\$2,166	\$150	\$3,559
9/30/2040	\$1,322	\$2,085	\$153	\$3,560
9/30/2041	\$1,413	\$1,998	\$156	\$3,568
9/30/2042	\$1,504	\$1,906	\$160	\$3,570
9/30/2043	\$1,596	\$1,807	\$163	\$3,566
9/30/2044	\$1,698	\$1,703	\$166	\$3,567
9/30/2045	\$1,812	\$1,592	\$169	\$3,574
9/30/2046	\$1,926	\$1,474	\$173	\$3,572
9/30/2047	\$2,052	\$1,348	\$176	\$3,575
9/30/2048	\$2,177	\$1,213	\$180	\$3,570
9/30/2049	\$2,325	\$1,071	\$183	\$3,579
9/30/2050	\$2,473	\$919	\$187	\$3,579
9/30/2051	\$2,633	\$757	\$191	\$3,581
9/30/2052	\$2,804	\$585	\$195	\$3,583
9/30/2053	\$2,986	\$402	\$198	\$3,586
9/30/2054	\$3,155	\$206	\$202	\$3,564
Total	\$44,505	\$57,866	\$4,624	\$106,994

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 6.54% interest rate on the obligation related to Phase #2 Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix K-5
Phase #2 Assessment Roll – Phase #2 Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 4 (40 Ft Lot)
\$35,604
0.54

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/30/2025	\$429	\$2,329	\$91	\$2,848
9/30/2026	\$456	\$2,300	\$93	\$2,849
9/30/2027	\$483	\$2,271	\$95	\$2,849
9/30/2028	\$511	\$2,239	\$97	\$2,846
9/30/2029	\$538	\$2,206	\$99	\$2,842
9/30/2030	\$574	\$2,170	\$101	\$2,846
9/30/2031	\$611	\$2,133	\$103	\$2,846
9/30/2032	\$647	\$2,093	\$105	\$2,845
9/30/2033	\$693	\$2,051	\$107	\$2,850
9/30/2034	\$729	\$2,005	\$109	\$2,844
9/30/2035	\$784	\$1,958	\$111	\$2,853
9/30/2036	\$830	\$1,906	\$113	\$2,849
9/30/2037	\$884	\$1,852	\$116	\$2,852
9/30/2038	\$939	\$1,794	\$118	\$2,851
9/30/2039	\$994	\$1,733	\$120	\$2,847
9/30/2040	\$1,058	\$1,668	\$123	\$2,848
9/30/2041	\$1,131	\$1,599	\$125	\$2,854
9/30/2042	\$1,204	\$1,525	\$128	\$2,856
9/30/2043	\$1,277	\$1,446	\$130	\$2,853
9/30/2044	\$1,359	\$1,362	\$133	\$2,854
9/30/2045	\$1,450	\$1,274	\$135	\$2,859
9/30/2046	\$1,541	\$1,179	\$138	\$2,858
9/30/2047	\$1,641	\$1,078	\$141	\$2,860
9/30/2048	\$1,742	\$971	\$144	\$2,856
9/30/2049	\$1,860	\$857	\$147	\$2,864
9/30/2050	\$1,979	\$735	\$150	\$2,863
9/30/2051	\$2,106	\$606	\$153	\$2,865
9/30/2052	\$2,243	\$468	\$156	\$2,867
9/30/2053	\$2,389	\$321	\$159	\$2,869
9/30/2054	\$2,524	\$165	\$162	\$2,851
Total	\$35,604	\$46,292	\$3,699	\$85,595

1 - The 9/30/XX dates represent the fiscal year end.

2 - The interest is calculated using a 6.54% interest rate on the obligation related to Phase #2 Improvements under the Reimbursement Agreement.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.



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
Initiated Lauren McDaniel
by:
Date: June 10, 2025
Re: PAWC Reimbursement Agreement

Action Requested:

Consider and act upon a Resolution approving and authorizing the Mayor to execute the Amended and Restated PID Reimbursement Agreement The Parks at Wilson Creek Public Improvement District and resolving other related matters. (Stovall)

Background Information:

The Reimbursement agreement for The Parks at Wilson Creek provides for a reimbursement of costs to the developer. The Service and Assessment Plan (SAP) approved by City Council during the public hearing portion of the June 10, 2025 City Council meeting established the cost of the Phase #2 authorized 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 Phase #2 Assessments Revenues are issued in the future, the collected Phase #2 Assessment Revenues will be deposited into a Phase #2 Assessment Fund and used to reimburse the developer and its assigns, pursuant to a completed Reimbursement Payment Request, for the Phase #2 authorized improvement costs, previously advanced by the developer.

At such time as the City issues The Parks at Wilson Creek PID Bonds, 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. Staff Presentation
2. Parks at Wilson Creek PID 2025 - Resolution Approving Amended and Restated Reimbursement Agreement

Financial Consideration:

Amended and Restated Reimbursement Agreement for the Parks at Wilson Creek PID

Staff Recommendation:

Staff recommends approval.

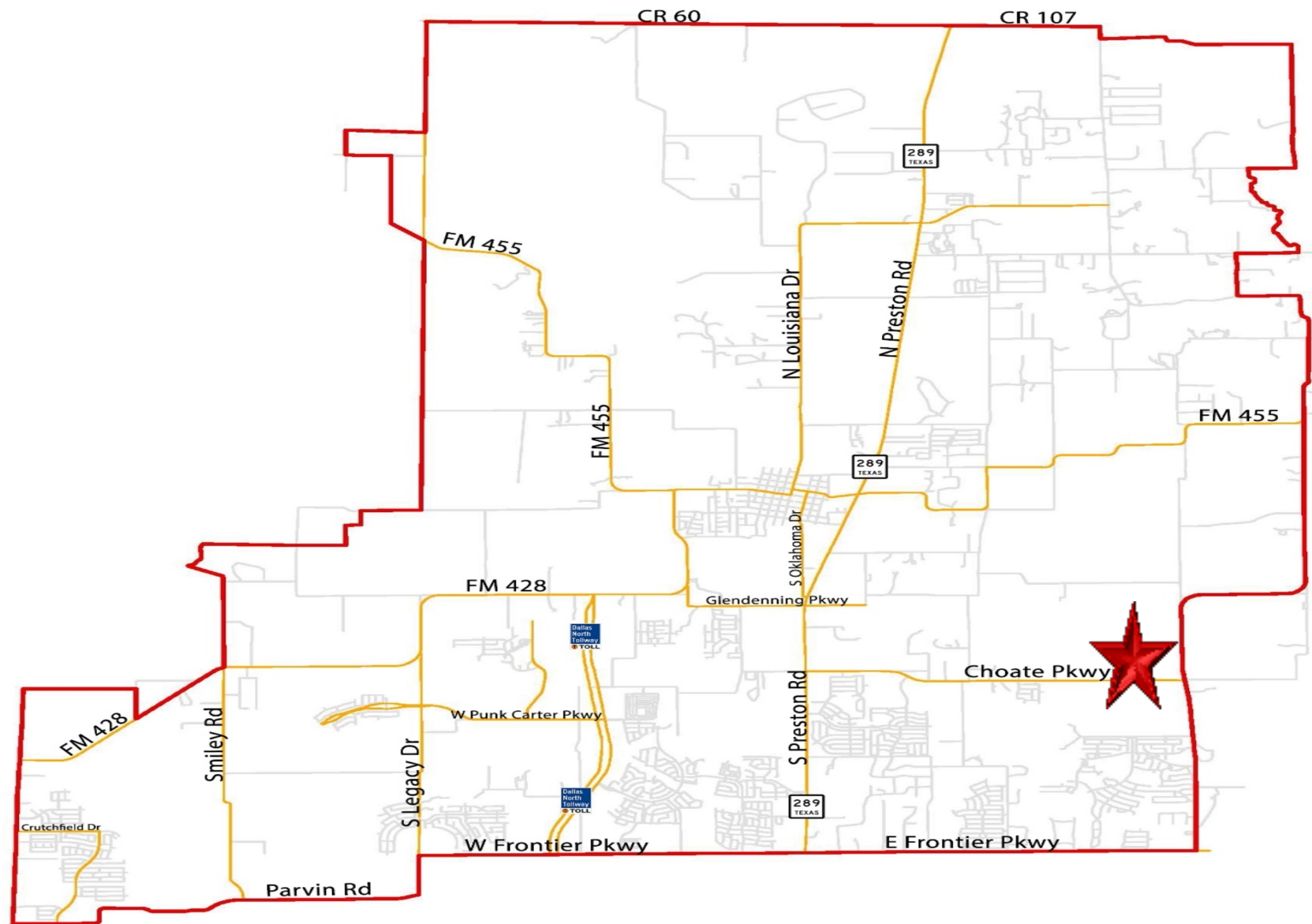
THE PARKS AT WILSON CREEK PID

PHASE #2

SAP/ LEVY AND REIMBURSEMENT AGREEMENT

City Council
June 10, 2025





THE PARKS AT WILSON CREEK PID

- The property within the original PID is composed of 647 acres.
- Phase #2 includes:
 - 134 acres
 - 387 single family lots
- The PSAP was approved by City Council in May.
- Two agenda items in June: (1) The Phase # 2 SAP and the assessments to be levied, and (2) a Reimbursement Agreement with the developer following the levy.

PHASE #2 PID AUTHORIZED IMPROVEMENTS

Authorized Improvements	Phase #2 Improvements	Phase #2's Proportional Share of Major Improvements	Phase #2's Proportional Share of Additional Major Improvements	Total Improvements related to Phase #2
Roadway Improvements	\$7,013,904	\$1,172,208	\$1,459,721	\$9,645,833
Water Improvements	\$2,430,168	\$114,755	\$138,659	\$2,683,582
Sanitary Sewer Improvements	\$2,283,594	\$147,256	\$72,920	\$2,503,770
Storm Drainage Improvements	\$2,807,145	\$219,927	\$529,516	\$3,556,587
Other Soft and Miscellaneous Costs	\$4,939,455	\$291,908	\$317,900	\$5,549,264
Total Authorized Improvements	\$19,474,266	\$1,946,055	\$2,518,715	\$23,939,036

PHASE #2 PID ASSESSMENT

Lot Size	Total Current Assessment Phase #2 per unit	Phase #2's share of the Initial Major Improvements per unit	Phase #2's share of the Additional Major Improvements per unit	Phase #2 Projects Assessment per unit	Average Annual installment Per Unit
Lot Type 1 (74 Ft Lot)	\$65,855.80	\$8,220.41	\$8,193.88	\$82,270.10	\$6,410
Lot Type 2 (60 Ft Lot)	\$53,406.03	\$6,666.38	\$6,644.86	\$66,717.27	\$5,198
Lot Type 3 (50 Ft Lot)	\$44,505.02	\$5,555.31	\$5,537.39	\$55,597.72	\$4,332
Lot Type 4 (40 Ft Lot)	\$35,604.02	\$4,444.25	\$4,429.91	\$44,478.18	\$3,466

PHASE #2 TAX RATE ANALYSIS

Tax Rate Analysis	Tax Rate (per \$100/AV)			
	40' Lot	50' Lot	60' Lot	74' Lot
Calculated Net Tax Rate Equivalent for Overlapping PID Assessments	\$0.5663	\$0.5663	\$0.5663	\$0.5663
FYE2025 Overlapping Tax Rates	\$2.0645	\$2.0645	\$2.0645	\$2.0645
Estimated Total Tax Rate	\$2.6308	\$2.6308	\$2.6308	\$2.6308

THE PARKS AT WILSON CREEK PID– PH#2

- A Reimbursement agreement provides for a payment to reimburse Developer and its assigns for the Phase #2 Improvements Costs, previously advanced by the Developer. This reimbursement agreement is amended and restated in order to add the Phase #2 into the original.
- At such time as the City issues The Parks at Wilson Creek PID Bonds for Phase #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.

TIMELINE

- May 13, 2025 – Pre-SAP and calling a public hearing resolution
- June 10, 2025– Approve SAP and Levy Ordinance for PID assessment
- June 10, 2025– Reimbursement Agreement

RECOMMENDATION

- Staff recommends approval for the SAP and Levy
- The next agenda item for council consideration is the Reimbursement Agreement.

CITY OF CELINA, TEXAS

RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN "AMENDED AND RESTATED PID REIMBURSEMENT AGREEMENT THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT" BETWEEN THE CITY OF CELINA, TEXAS, AND THE PARKS AT WILSON CREEK, L.P., A TEXAS LIMITED PARTNERSHIP

WHEREAS, on August 10, 2021, the City Council (the "City Council") of the City of Celina, Texas (the "City") adopted Resolution No. 2021-58R creating The Parks at Wilson 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 "Amended and Restated PID Reimbursement Agreement The Parks At Wilson Creek Public Improvement District" by and between the City, and The Parks at Wilson Creek, L.P., a Texas limited partnership (the "Developer") to be effective June 10, 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 Authorized 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 10th day of June, 2025.

Mayor

ATTEST:

City Secretary

(City Seal)

EXHIBIT A
REIMBURSEMENT AGREEMENT

**Amended and Restated PID Reimbursement Agreement
The Parks at Wilson Creek Public Improvement District**

This Amended and Restated PID Reimbursement Agreement – The Parks at Wilson Creek Public Improvement District (this "Agreement") is entered into by The Parks at Wilson Creek, L.P., a Texas limited partnership (the "Developer") and the City of Celina, Texas (the "City"), to be effective June 10, 2025 (the "Effective Date"). The Developer and the City are individually referred to as a "Party" and collectively as the "Parties."

SECTION 1. RECITALS

1.1 WHEREAS, capitalized terms used in this Agreement shall have the meanings given to them in Section 2;

1.2 WHEREAS, unless otherwise defined: (1) all references to "sections" shall mean sections of this Agreement; (2) all references to "exhibits" shall mean exhibits to this Agreement which are incorporated as part of this Agreement for all purposes; and (3) all references to "ordinances" or "resolutions" shall mean ordinances or resolutions adopted by the City Council;

1.3 WHEREAS, the Developer is a Texas limited partnership;

1.4 WHEREAS, the City is a Texas home-rule municipality;

1.5 WHEREAS, on August 10, 2021, the City Council passed and approved the PID Creation Resolution authorizing the creation of the District pursuant to the Act, covering approximately 646.967 contiguous acres within the City's corporate limits, which land is described in the PID Creation Resolution;

1.6 WHEREAS, on November 9, 2021, the City Council passed and approved an Assessment Ordinance levying "Phase #1 Assessments – Phase #1 Improvements and Initial Major Improvements" against Phase #1 Assessed Property within the District in accordance with the "Phase #1 Assessment Roll – Phase #1 Improvements and Initial Major Improvements";

1.7 WHEREAS, on November 9, 2021, the City Council passed and approved an Assessment Ordinance levying "Phase #1 Assessments – Additional Major Improvements" against Phase #1

Assessed Property within the District in accordance with the "Phase #1 Assessment Roll – Additional Major Improvements";

1.8 WHEREAS, on November 9, 2021, the City Council passed and approved an Assessment Ordinance levying "Major Improvement Area Assessments – Initial Major Improvements" against Major Improvement Area Assessed Property within the District in accordance with the "Major Improvement Area Assessment Roll – Initial Major Improvements";

1.9 WHEREAS, on November 9, 2021, the City Council passed and approved an Assessment Ordinance levying "Major Improvement Area Assessments – Additional Major Improvements" against Major Improvement Area Assessed Property within the District in accordance with the "Major Improvement Area Assessment Roll – Additional Major Improvements";

1.10 WHEREAS, on June 10, 2025, the City Council passed and approved an Assessment Ordinance levying "Phase #2 Assessments – Phase #2 Improvements " against Phase #2 Assessed Property within the District in accordance with the "Phase #2 Assessment Roll – Phase #2 Improvements ";

1.11

1.12 WHEREAS, the City Council expects to pass and approve additional Assessment Ordinances related to other phases of development in the District in the future as such phases are developed;

1.13 WHEREAS, each Assessment Ordinance approves the SAP, including each Assessment Roll attached thereto;

1.14 WHEREAS, the SAP identifies Authorized Improvements to be designed, constructed, and installed by or at the direction of the Parties that confer a special benefit on the Assessed Property;

1.15 WHEREAS, the SAP sets forth the Actual Costs of the Authorized Improvements;

1.16 WHEREAS, the Assessed Property is being developed in "Phases";

1.17 WHEREAS, this Agreement shall apply to all Phases and no additional reimbursement agreement shall be required for Future Phases;

1.18 WHEREAS, the SAP determines and apportions the Actual Costs of the Authorized Improvements to the Assessed Property, which Actual Costs represent the special benefit that the Authorized Improvements confer upon the Assessed Property as required by the Act;

1.19 WHEREAS, the City has levied or expects to levy Assessments for a portion of the Actual Costs of the Authorized Improvements against the Assessed Property in the amounts set forth on each Assessment Roll attached to the SAP and approved by an Assessment Ordinance;

1.20 WHEREAS, Assessments, including the Annual Installments thereof, are or will be due and payable as described in the SAP;

1.21 WHEREAS, Assessments, including the Annual Installments thereof, shall be billed and collected by the City or its designee;

1.22 WHEREAS, the Parties agree the City's obligations to reimburse the Developer for costs paid related to the Authorized Improvements constructed for the benefit of a Future Phase of development shall (1) only be paid from the Assessments and/or Annual Installments collected from Assessed Property within such Phase, (2) are contingent upon the City levying such Assessments, and (3) will not be due and owing unless and until the City levies such Assessments;

1.23 WHEREAS, Assessment Revenue from the collection of Assessments, including the Annual Installments thereof, shall be deposited (1) as provided in the applicable Indenture if Bonds secured by such Assessments are issued, or (2) into the PID Reimbursement Fund if no such Bonds are issued or none of such Bonds remain outstanding;

1.24 WHEREAS, Bond Proceeds shall be deposited as provided in the applicable Indenture;

1.25 WHEREAS, a PID Project Fund related to each series of Bonds shall only be used in the manner set forth in the applicable Indenture;

1.26 WHEREAS, this Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the Act;

1.27 WHEREAS, the foregoing RECITALS: (1) are part of this Agreement for all purposes; (2) are true and correct; and (3) each Party has relied upon such Recitals in entering into this Agreement; and

1.28 WHEREAS, all resolutions and ordinances referenced in this Agreement (e.g., the PID Creation Resolution and each Assessment Ordinance), together with all other documents referenced in this Agreement (e.g., the SAP and each Indenture), are incorporated as part of this Agreement for all purposes as if such resolutions, ordinances, and other documents were set forth in their entirety in or as exhibits to this Agreement.

NOW THEREFORE, for and in consideration of the mutual obligations of the Parties set forth in this Agreement, the Parties agree as follows:

SECTION 2. DEFINITIONS

- 2.1 "Act" is defined as Chapter 372, Texas Local Government Code, as amended.
- 2.2 "Actual Costs" are defined in the SAP.
- 2.3 "Additional Major Improvements" are defined in the SAP.
- 2.4 "Administrative Expenses" are defined in the SAP.
- 2.5 "Administrator" is defined in the SAP.
- 2.6 "Agreement" is defined in the introductory paragraph.
- 2.7 "Annual Collection Costs" are defined in the SAP.
- 2.8 "Annual Installment" is defined in the SAP.
- 2.9 "Applicable Laws" means the Act and all other laws or statutes, rules, or regulations of the State of Texas or the United States, as the same may be amended, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.
- 2.10 "Assessed Property" is defined in the SAP.
- 2.11 "Assessment" is defined in the SAP.
- 2.12 "Assessment Ordinance" is defined in the SAP.
- 2.13 "Assessment Revenue" means the revenues actually received by or on behalf of the City from any one or more of the following: (i) an Assessment levied against Assessed Property, 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.

2.14 "Assessment Roll" is defined in the SAP.

2.15 "Authorized Improvements" are defined in the SAP.

2.16 "Bond Proceeds" mean the proceeds derived from the issuance and sale of a series of Bonds that are deposited and made available to pay Actual Costs in accordance with the applicable Indenture.

2.17 "Bonds" are defined in the SAP.

2.18 "Certificate for Payment" means a certificate (substantially in the form of Exhibit A or as otherwise approved by the Developer and a City Representative) executed by a representative of the Developer and approved by a City Representative, delivered to a City Representative (and/or, if applicable, to the trustee named in any applicable Indenture), specifying the work performed and the amount charged (including materials and labor costs) for Actual Costs, and requesting payment of such amount from the appropriate fund or funds. Each certificate shall include supporting documentation in the standard form for City construction projects and evidence that the Authorized Improvements (or its completed segment) covered by the certificate have been inspected by the City.

2.19 "City" is defined in the introductory paragraph.

2.20 "City Council" means the governing body of the City.

2.21 "City Representative" means any person authorized by the City Council to undertake the actions referenced herein.

2.22 "Closing Disbursement Request" means a request in the form of Exhibit B or as otherwise approved by the Parties.

2.23 "Default" is defined in Section 4.8.1.

2.24 "Delinquent Collection Costs" are defined in the SAP.

2.25 "Developer" is defined in the introductory paragraph.

2.26 "Developer Advances" mean advances made by the Developer to pay Actual Costs.

2.27 "Developer Continuing Disclosure Agreement" means any continuing disclosure agreement of the Developer executed contemporaneously with the issuance and sale of Bonds.

- 2.28 "Developer Improvement Account" means an account of the PID Project Fund which may be created and established under an applicable Indenture relating to a specific series of Bonds (and segregated from all other funds contained in the PID Project Fund) into which the City deposits, or directs the applicable trustee to deposit, any funds received from the Developer as required under such Indenture.
- 2.29 "Development Agreement" is defined in the SAP.
- 2.30 "District" is defined as The Parks at Wilson Creek Public Improvement District, created by the PID Creation Resolution.
- 2.31 "Effective Date" is defined in the introductory paragraph.
- 2.32 "Failure" is defined in Section 4.8.1.
- 2.33 "Future Phases" is defined in the SAP.
- 2.34 "Indenture" means the applicable trust indenture pursuant to which Bonds are issued.
- 2.35 "Major Improvement Area Assessed Property" is defined in the SAP.
- 2.36 "Major Improvement Area Assessment Roll – Additional Major Improvements" is defined in the SAP.
- 2.37 "Major Improvement Area Assessment Roll – Initial Major Improvements" is defined in the SAP.
- 2.38 "Major Improvement Area Assessments – Additional Major Improvements" is defined in the SAP.
- 2.39 "Major Improvement Area Assessments – Initial Major Improvements" is defined in the SAP.
- 2.40 "Maturity Date" is the date one year after the last Annual Installment is collected.
- 2.41 "Party" and "Parties" are defined in the introductory paragraph.
- 2.42 "Phase #1 Assessed Property" is defined in the SAP.
- 2.43 "Phase #1 Assessment Roll – Additional Major Improvements" is defined in the SAP.
- 2.44 "Phase #1 Assessments – Additional Major Improvements" is defined in the SAP.

2.45 "Phase #1 Assessment Roll – Phase #1 Improvements and Initial Major Improvements" is defined in the SAP.

2.46 "Phase #1 Assessments – Phase #1 Improvements and Initial Major Improvements" is defined in the SAP.

2.47 "Phase #1 Projects" is defined in the SAP.

2.48 "Phase #2 Assessment Roll – Phase #2 Improvements" is defined in the SAP.

2.49 "Phase #2 Assessments – Phase #2 Improvements" is defined in the SAP.

2.50 "PID Bond Reimbursement Fund" means a fund which may be established by the City under a Bond Indenture related to a specific series of Bonds (and segregated from all other funds of the City) into which the City transfers Assessment Revenues from the applicable PID Pledged Revenue Fund for the purposes of paying amounts due under this Agreement and/or Actual Costs of Authorized Improvements that are not paid from Bond Proceeds deposited in the applicable account of the PID Project Fund in accordance with each applicable indenture related to a series of Bonds issued and still outstanding.

2.51 "PID Creation Resolution" is defined as Resolution No. 2021-58R passed and approved by the City Council on August 10, 2021 and recorded in the real property records of Collin County, Texas, as Document No. 20210817001660740 on August 17, 2021.

2.52 "PID Pledged Revenue Fund" means, collectively, the fund, including all accounts created within such fund, established by the City under each applicable Indenture related to a specific series of Bonds (and segregated from all other funds of the City) into which the City deposits Assessment Revenue in accordance with and as required by such applicable Indenture.

2.53 "PID Project Fund" means, collectively, the fund, including all accounts created within such fund, established by the City under an Indenture relating to a specific series of Bonds (and segregated from all other funds of the City) into which the City deposits Bond Proceeds as described in and in the amounts required by such Indenture.

2.54 "PID Reimbursement Fund" means the fund established by the City under this Agreement (and segregated from all other funds of the City) into which the City deposits Assessment Revenue related to a Phase of development if not deposited into the PID Pledged Revenue Fund or the PID Bond Reimbursement Fund.

2.55 "Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

2.56 "Reimbursement Agreement Balance" is defined in Section 3.3.

2.57 "SAP" is defined as *The Parks at Wilson Creek Public Improvement District Service and Assessment Plan* approved on November 9, 2021 as part of the Assessment Ordinance, as the same may be updated or amended by City Council action in accordance with the Act.

2.58 "Transfer" and "Transferee" are defined in Section 4.11.

SECTION 3. FUNDING AUTHORIZED IMPROVEMENTS

3.1 Fund Deposits. Until Bonds payable from Assessment Revenues collected from a specific Phase of the development are issued, the City shall bill, collect, and immediately deposit into the PID Reimbursement Fund all Assessment Revenue consisting of: (1) revenue collected from the payment of Assessments (including pre-payments and amounts received from the foreclosure of liens but excluding costs and expenses related to collection); and (2) revenue collected from the payment of Annual Installments (excluding Administrative Expenses and Delinquent Collection Costs). Funds in the PID Reimbursement Fund shall only be used to pay Actual Costs of the Authorized Improvements or all or any portions of the Reimbursement Agreement Balance in accordance with this Agreement. Once Bonds payable from Assessment Revenues collected from a specific Phase of the development are issued, the City shall bill, collect, and immediately deposit all Assessment Revenue securing such series of Bonds in the manner set forth in the applicable Indenture; and, if applicable, the City shall continue to deposit all Assessment Revenue not securing a series of Bonds into the PID Reimbursement Fund.

Once Bonds payable from Assessment Revenues collected from a specific Phase of the development are issued, the City shall also deposit Bond Proceeds and any other funds authorized or required by the applicable Indenture into the funds established by such Indenture in the manner set forth in such Indenture. Annual Installments shall be billed and collected by the City (or by any person, entity, or governmental agency permitted by law) in the same manner and at the same time as City ad valorem taxes are billed and collected. Funds in the PID Project Fund shall only be used in accordance with the applicable Indenture; provided that funds disbursed from the applicable PID Project Fund pursuant to Section 3.5 below shall be made first from Bond Proceeds held in the applicable accounts

within such PID Project Fund until such accounts are fully depleted and then from the Developer Improvement Account of the applicable PID Project Fund, if applicable. Funds in the PID Bond Reimbursement Fund shall only be used to pay Actual Costs of the Authorized Improvements not paid from the PID Project Fund, in accordance with the applicable Indenture. Notwithstanding any other provision in this Agreement, the Actual Costs of Authorized Improvements within a Phase shall be paid from: (1) the Assessment Revenue collected solely from Assessments levied on the property within such Phase benefitting from such Authorized Improvements, or (2) net Bond Proceeds or other amounts deposited in an account of the PID Project Fund created under an Indenture related to such Bonds secured by the Assessment Revenue collected solely from Assessments levied on the property within such Phase benefitting from such Authorized Improvements. The City will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens related to such Assessments to be enforced continuously, in the manner and to the maximum extent permitted by the Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments for so long as any Bonds are outstanding or a Reimbursement Agreement Balance remains outstanding. The City shall determine or cause to be determined, no later than February 15 of each year whether any Annual Installment is delinquent. If a delinquency exists, then 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 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 Property or to use any City funds, revenues, taxes, income, or property other than moneys collected from the Assessments except as may be set forth in the Development Agreement. Once Bonds are issued, the applicable Indenture shall control in the event of any conflict with this Agreement.

3.2 Payment of Actual Costs. If Bonds are not issued (or prior to such issuance) to pay Actual Costs of Authorized Improvements, the Developer may elect to make Developer Advances to pay Actual Costs. If Bonds are issued, the Bond Proceeds shall be used in the manner provided in the applicable Indenture; and, except as may be required under the Development Agreement and/or an applicable Indenture, the Developer shall have no obligation to make Developer Advances for the related Authorized Improvements, unless the Bond Proceeds, together with any other funds in the PID

Project Fund or PID Reimbursement Fund, are insufficient to pay the Actual Costs of such Authorized Improvements, in which case the Developer shall make Developer Advances to pay the deficit in the amount necessary to complete construction of the Authorized Improvements. If Developer Advances are required in connection with the issuance of a series of Bonds, then such Developer Advances may be reduced by the amount of payments of Actual Costs of the Authorized Improvements (or portions thereof) to be financed by such Bonds that the Developer has previously paid if (1) the Developer submits to the City all information related to such costs that would be required by a Closing Disbursement Request at least five (5) days prior to the pricing of such Bonds, and (2) the City approves such Actual Costs in writing. The Developer shall also make Developer Advances to pay for cost overruns (after applying cost savings). The lack of Bond Proceeds or other funds in the PID Project Fund shall not diminish the obligation of the Developer to pay Actual Costs of the Authorized Improvements.

3.3 Payment of Reimbursement Agreement Balance. The City agrees to pay to the Developer, and the Developer shall be entitled to receive payments from the City, until the Maturity Date, for amounts shown on each approved Certificate for Payment (which amounts include only Actual Costs paid by or at the direction of the Developer) plus: (1) simple interest on the unpaid principal balance at the rate of five percent (5%) above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City Council and reported in the month before the date the obligation is incurred (which date is the same date the City Council passes and approves the Assessment Ordinance levying the Assessments from which the Reimbursement Agreement Balance, or a portion thereof, shall be paid) for years one through five beginning on the date each Certificate for Payment is delivered to the City Representative; and (2) simple interest on the unpaid principal balance at the rate of two percent (2%) above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City Council and reported in the month before the date the obligation is incurred (which date is the same date the City Council passes and approves the Assessment Ordinance levying the Assessments from which the Reimbursement Agreement Balance, or a portion thereof, shall be paid) for years six and later (the unpaid principal balance, together with accrued but unpaid interest, owed the Developer for all Certificates for Payment is referred to as the "Reimbursement Agreement Balance"); provided, however, upon the issuance of Bonds, the interest rate due and unpaid on amounts shown on each approved Certificate for Payment to be paid to the Developer shall be the lower of: (1) the interest rate on the applicable series of Bonds

issued to finance the costs of the Authorized Improvements for which the Certificate for Payment was filed, or (2) the interest rate approved by the City Council of the City in the Assessment Ordinance levying the Assessments from which such Bonds shall be paid. The interest rates set forth in this section and Schedule I hereto have been approved by the City Council and are authorized by the Act. The principal amount of each portion of the Reimbursement Agreement Balance to be paid under each Assessment Ordinance, and the interest rate for such portion of the Reimbursement Agreement Balance, is shown on Schedule I attached to this Agreement and incorporated as a part of this Agreement for all purposes. As the City passes and approves additional Assessment Ordinances and/or issues Bonds, the City shall approve an updated Schedule I to this Agreement as part of the updated or amended SAP. Such updated Schedule I attached to the SAP shall automatically be incorporated as part of this Agreement for all purposes as if attached hereto without any further action from the Parties.

The Reimbursement Agreement Balance is payable solely from: (1) the PID Reimbursement Fund if no Bonds are issued for the purposes of paying a portion of the Actual Costs of the Authorized Improvements related to such Reimbursement Agreement Balance, or (2) from Bond Proceeds and the PID Bond Reimbursement Fund, if applicable, if Bonds are issued for the purpose of paying a portion of the Actual Costs of the Authorized Improvements related to such Reimbursement Agreement Balance. No other City funds, revenues, taxes, income, or property shall be used even if the Reimbursement Agreement Balance is not paid in full by the Maturity Date. Payments made from Bond Proceeds deposited in the PID Project Fund and payments made from the PID Bond Reimbursement Fund, if applicable, shall be made in the manner set forth in the applicable Indenture.

So long as no Bonds are issued, and the City has received and approved a Certificate for Payment, the City shall make a payment to the Developer from the PID Reimbursement Fund for an amount of the Reimbursement Agreement Balance at least annually, and no later than sixty (60) days after the date payment of the Annual Installments are due, not to exceed the amount of the Assessment Revenue collected and payable to the City. In the event that a Prepayment of an Assessment is made prior to the issuance of Bonds, the City shall remit payment to the Developer of an amount of the Reimbursement Agreement Balance then due and payable not to exceed the Assessment Revenue related to such Prepayment from the Assessment Revenue deposited into the PID Reimbursement Fund within sixty (60) days after the Prepayment is made. Payments made from the PID Reimbursement Fund toward any outstanding Reimbursement Agreement Balance, shall first be applied to unpaid interest on such Reimbursement Agreement Balance owed to the Developer, and

second to unpaid principal of the Reimbursement Agreement Balance owed to the Developer. Each payment from the PID Reimbursement Fund shall be accompanied by an accounting that certifies the Reimbursement Agreement Balance as of the date of the payment and that itemizes all deposits to and disbursements from the fund since the last payment.

Approval of a Certificate for Payment and all payments under this Agreement are predicated on: (1) the Developer constructing and installing, or the City acquiring (if applicable), the Authorized Improvements (or portion thereof) shown on each Certificate for Payment as required under the Development Agreement, (2) the Developer providing the necessary supporting documentation in the standard form for City construction projects; and (3) the City's inspection of each Authorized Improvement (or portion thereof) covered by each Certificate for Payment; provided, however, in no event shall the City Representative be authorized to approve a Certificate for Payment if the City has not previously levied Assessments against Assessed Property within a Phase of the development related to the Authorized Improvements for which such Certificate for Payment has been submitted. If there is a dispute over the amount of any payment, the City shall nevertheless pay the undisputed amount, and the Parties shall use all reasonable efforts to resolve the disputed amount before the next payment is made; however, if the Parties are unable to resolve the disputed amount, then the City's determination of the disputed amount (as approved by the City Council) shall control.

3.4 Bonds. The City, in its sole, legislative discretion, may issue Bonds, in one or more series, when and if the City Council determines it is financially feasible for the purposes of: (1) paying all or a portion of the Reimbursement Agreement Balance; or (2) paying directly Actual Costs of Authorized Improvements. Bonds issued for such purpose will be secured by and paid solely as authorized by the applicable Indenture. Upon the issuance of Bonds for such purpose and for so long as Bonds remain outstanding, the Developer's right to receive payments from the Assessments securing such PID Bonds each year in accordance with Section 3.3 shall be subordinate to the deposits required under the applicable Indenture related to any outstanding Bonds and the Developer shall be entitled to receive funds pursuant to the flow of funds provisions of such Indenture. The failure of the City to issue Bonds shall not constitute a "Failure" by the City or otherwise result in a "Default" by the City. Upon the issuance of the Bonds, the Developer has a duty to construct those Authorized Improvements as described in the SAP and the Development Agreement. The Developer shall not be relieved of its duty to construct or cause to be constructed such improvements even if there are insufficient funds in the PID Project Fund or the PID Bond Reimbursement Fund, if applicable, to pay the Actual Costs. This

Agreement shall apply to all of the Bonds issued by the City whether in one or more series, and no additional reimbursement agreement shall be required for future series of Bonds.

3.5 Disbursements and Transfers at and after Bond Closing. The City and the Developer agree that from the proceeds of the Bonds, and upon the presentation of evidence satisfactory to the City Representative, the City will cause the trustee under the applicable Indenture to pay at closing of the Bonds approved amounts from the appropriate account to the persons entitled to payment for costs of issuance and payment of costs incurred in the establishment, administration, and operation of the PID and any other eligible costs incurred by the Developer and the City as of the time of the delivery of the Bonds as described in the SAP. In order to receive disbursement, the Developer shall execute a Closing Disbursement Request to be delivered to the City no less than five (5) days prior to the scheduled closing date for the applicable series of Bonds for payment in accordance with the provisions of the applicable Indenture. In order to receive additional disbursements from any applicable fund under an Indenture, the Developer shall execute a Certificate for Payment, no more frequently than monthly, to be delivered to the City for payment in accordance with the provisions of the applicable Indenture and this Agreement. Upon receipt of a Certificate for Payment (along with all accompanying documentation required by the City) from the Developer, the City shall conduct a review in order to confirm that such request is complete, to confirm that the work for which payment is requested was performed in accordance with all Applicable Laws and applicable plans therefore and with the terms of this Agreement and any other agreement between the parties related to property in the PID, and to verify and approve the Actual Costs of such work specified in such Certificate for Payment. The City shall also conduct such review as is required in its discretion to confirm the matters certified in the Certificate for Payment. The Developer agrees to cooperate with the City in conducting each such review and to provide the City with such additional information and documentation as is reasonably necessary for the City to conclude each such review. The Developer further agrees that if the City provides to the Developer a sales tax exemption certificate then sales tax will not be approved for payment under a Certification for Payment. Within ten (10) business days following receipt of any Certificate for Payment, the City shall either: (1) approve the Certificate for Payment and forward it to the trustee, if applicable, for payment, or (2) provide the Developer with written notification of disapproval of all or part of a Certificate for Payment, specifying the basis for any such disapproval. Any disputes shall be resolved as required by Section 3.3 herein. The City shall deliver the approved

or partially approved Certificate for Payment to the trustee for payment, and the trustee shall make the disbursements as quickly as practicable thereafter.

3.6 Obligations Limited. The obligations of the City under this Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or a debt or other obligation of the City payable from any source other than the PID Reimbursement Fund, the PID Project Fund, or the PID Bond Reimbursement Fund, if applicable. The Parties further agree that the City's obligation under this Agreement with respect to the Actual Costs of Authorized Improvements within Future Phases shall be contingent upon the City levying Assessments against property within such Phase related to the Authorized Improvements that benefit such Phase. The levying of the Assessment against each Future Phase will create the fund out of which the City will pay its obligation related to such Future Phase and until such time, this Agreement does not create an obligation of the City with respect to each such Future Phase. Unless approved by the City, no other City funds, revenues, taxes, or income of any kind shall be used to pay: (1) the Actual Costs of the Authorized Improvements; (2) the Reimbursement Agreement Balance even if the Reimbursement Agreement Balance is not paid in full on or before the Maturity Date; or (3) debt service on any Bonds. None of the City or any of its elected or appointed officials or any of its officers, employees, consultants or representatives shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Agreement or their acts or omissions under this Agreement.

3.7 Obligation to Pay. Subject to the provisions of Sections 3.3 and 3.6 above, if the Developer is in compliance with its obligations under the Developer Continuing Disclosure Agreement (if PID Bonds are issued and remain outstanding) or under the Development Agreement (if PID Bonds are not issued or are no longer outstanding), then following the inspection and approval of any portion of Authorized Improvements for which Developer seeks reimbursement of the Actual Costs by submission of a Certificate for Payment or City approval of a Closing Disbursement Request, the obligations of the City under this Agreement to pay from Assessment Revenue or the net Bond Proceeds, as applicable, disbursements (whether to the Developer or to any person designated by the Developer) identified in any Closing Disbursement Request or in any Certificate for Payment and to pay debt service on Bonds are unconditional AND NOT subject to any defenses or rights of offset except as may be provided by Applicable Law or in any Indenture.

3.8 City Delegation of Authority. All Authorized Improvements shall be constructed by or at the direction of the Developer in accordance with the plans, this Agreement, the Development Agreement, and any other agreement between the parties related to property in the PID. The Developer shall perform, or cause to be performed, all of its obligations and shall conduct, or cause to be conducted, all operations with respect to the construction of Authorized Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with applicable City ordinances, City regulations, this Agreement, and generally accepted practices appropriate to the activities undertaken. The Developer has sole responsibility of ensuring that all Authorized Improvements are constructed in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with applicable City ordinances, City regulations, this Agreement, and generally accepted practices appropriate to the activities undertaken. The Developer shall employ at all times adequate staff or consultants with the requisite experience necessary to administer and coordinate all work related to the design, engineering, acquisition, construction and installation of all Authorized Improvements to be acquired and accepted by the City from the Developer. If any Authorized Improvements are or will be on land owned by the City, the City hereby grants to the Developer a license to enter upon such land for purposes related to construction (and maintenance pending acquisition and acceptance) of the Authorized Improvements. Inspection and acceptance of Authorized Improvements will be in accordance with applicable City ordinances and regulations.

3.9 Security for Authorized Improvements. Prior to completion and conveyance to the City of any Authorized Improvements, the Developer shall cause to be provided to the City a maintenance bond in the amount required by the City's subdivision regulations for applicable Authorized Improvements, which maintenance bond shall be for a term of two years from the date of final acceptance of the applicable Authorized Improvements. Any surety company through which a bond is written shall be a surety company duly authorized to do business in the State of Texas, provided that legal counsel for the City has the right to reject any surety company regardless of such company's authorization to do business in Texas. Nothing in this Agreement shall be deemed to prohibit the Developer or the City from contesting in good faith the validity or amount of any mechanics or materialman's lien and/or judgment nor limit the remedies available to the Developer or the City with respect thereto so long as

such delay in performance shall not subject the Authorized Improvements to foreclosure, forfeiture, or sale. In the event that any such lien and/or judgment with respect to the Authorized Improvements is contested, the Developer shall be required to post or cause the delivery of a surety bond or letter of credit, whichever is preferred by the City, in an amount reasonably determined by the City, not to exceed 120 percent of the disputed amount.

3.10 Ownership and Transfer of Authorized Improvements. If requested in writing by the City, the Developer shall furnish to the City a preliminary title report for land related to the Authorized Improvements to be acquired and accepted by the City from the Developer and not previously dedicated or otherwise conveyed to the City. The preliminary title report shall be made available for City review and approval at least fifteen (15) business days prior to the scheduled transfer of title. The City shall approve the preliminary title report unless it reveals a matter which, in the reasonable judgment of the City, would materially affect the City's use and enjoyment of the Authorized Improvements. If the City objects to any preliminary title report, the City shall not be obligated to accept title to the applicable Authorized Improvements until the Developer has cured the objections to the reasonable satisfaction of the City.

SECTION 4. ADDITIONAL PROVISIONS

4.1 Term. The term of this Agreement shall begin on the Effective Date and shall continue until the earlier to occur of the Maturity Date or the date on which the Reimbursement Agreement Balance is paid in full.

4.2 No Competitive Bidding. Construction of the Authorized Improvements shall not require competitive bidding pursuant to Section 252.022(a) (9) of the Texas Local Government Code, as amended. All plans and specifications, but not construction contracts, shall be reviewed and approved, in writing, by the City prior to Developer selecting the contractor. The City, at its election made prior to the Developer entering into a construction contract, shall have the right to examine and approve the contractor selected by the Developer to construct Authorized Improvements, which approval shall not be unreasonably delayed or withheld.

4.3 Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the City.

4.4 Audit. The City Representative shall have the right, during normal business hours and upon five (5) business days' prior written notice to the Developer, to review all books and records of the

Developer pertaining to costs and expenses incurred by the Developer with respect to any of the Authorized Improvements. For a period of two years after completion of the Authorized Improvements, the Developer shall maintain proper books of record and account for the construction of the Authorized Improvements and all costs related thereto. Such accounting books shall be maintained in accordance with customary real estate accounting principles. The Developer shall have the right, during normal business hours, to review all records and accounts pertaining to the Assessments upon written request to the City. The City shall provide the Developer an opportunity to inspect such books and records relating to the Assessments during the City's regular business hours and on a mutually agreeable date no later than ten (10) business days after the City receives such written request. The City shall keep and maintain a proper and complete system of records and accounts pertaining to the Assessments for so long as Bonds remain outstanding or the Reimbursement Agreement Balance remains unpaid.

4.5 Developer's Right to Protest Ad Valorem Taxes. Nothing in this Agreement shall be construed to limit or restrict Developer's right to protest ad valorem taxes. The Developer's decision to protest ad valorem taxes on Assessed Property does not constitute a Default under this Agreement.

4.6 PID Administration and Collection of Assessments. If the City designates an administrator who shall have the responsibilities provided in the SAP related to the duties and responsibilities of the administration of the District, the City shall provide the Developer with a copy of the agreement between the City and the administrator. If the City contracts with a third-party for the collection of Annual Installments of the Assessments, the City shall provide the Developer with a copy of such agreement. For so long as Bonds remain outstanding or the Reimbursement Agreement Balance remains unpaid, the City shall notify the Developer of any change of administrator or third-party collection of the Assessments.

4.7 Representations and Warranties.

4.7.1 The Developer represents and warrants to the City that: (1) the Developer has the authority to enter into and perform its obligations under this Agreement; (2) the Developer has the financial resources, or the ability to obtain sufficient financial resources, to meet its obligations under this Agreement; (3) the person executing this Agreement on behalf of the Developer has been duly authorized to do so; (4) this Agreement is binding upon the Developer in accordance with its terms; and (5) the execution of this Agreement and the performance by

the Developer of its obligations under this Agreement do not constitute a breach or event of default by the Developer under any other agreement, instrument, or order to which the Developer is a party or by which the Developer is bound.

4.7.2 The City represents and warrants to the Developer that: (1) the City has the authority to enter into and perform its obligations under this Agreement; (2) the person executing this Agreement on behalf of the City has been duly authorized to do so; (3) this Agreement is binding upon the City in accordance with its terms; and (4) the execution of this Agreement and the performance by the City of its obligations under this Agreement do not constitute a breach or event of default by the City under any other agreement, instrument, or order to which the City is a party or by which the City is bound.

4.8 Default/Remedies.

4.8.1 If either Party fails to perform an obligation imposed on such Party by this Agreement (a "Failure") and such Failure is not cured after notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a "Default." If a Failure is monetary, the non-performing Party shall have ten (10) days within which to cure. If the Failure is non-monetary, the non-performing Party shall have thirty (30) days within which to cure.

4.8.2 If the Developer is in Default, the City shall have available all remedies at law or in equity; provided no default by the Developer shall entitle the City to terminate this Agreement or to withhold payments owed to the Developer from the PID Reimbursement Fund, the PID Project Fund, or the PID Bond Reimbursement Fund, as applicable, or the PID Project Fund in accordance with this Agreement and any Indenture.

4.8.3 If the City is in Default, the Developer shall have available all remedies at law or in equity; provided, however, no Default by the City shall entitle the Developer to terminate this Agreement.

4.8.4 The City shall give notice of any alleged Failure by the Developer to each Transferee identified in any notice from the Developer, and such Transferees shall have the right, but not the obligation, to cure the alleged Failure within the same cure 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 Agreement unless the Transferee agrees in writing to be bound.

4.9 Remedies Outside the Agreement. Nothing in this Agreement constitutes a waiver by the City of any remedy the City may have outside this Agreement against the Developer, any Transferee, or any other person or entity involved in the design, construction, or installation of the Authorized Improvements. The obligations of the Developer hereunder shall be those of a party hereto and not as an owner of property in the District. Nothing herein shall be construed as affecting the City's or the Developer's rights or duties to perform their respective obligations under other agreements, use regulations, or subdivision requirements relating to the development property in the District.

4.10 Estoppel Certificate. From time to time upon written request of the Developer, the City Manager will execute a written estoppel certificate in a form and substance satisfactory to both Parties, that: (1) identifies any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; or (2) stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement. The Developer shall pay the City \$1,000 at the time of the Developer's request for an estoppel certificate for each request in excess of one per calendar year.

4.11 Transfers. 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 notice to) the City, the Developer's right, title, or interest to payments under this Agreement (but not performance obligations) including, but not limited to, any right, title, or interest of the Developer in and to payments of the Reimbursement Agreement Balance, whether such payments are from the PID Reimbursement Fund, the PID Project Fund or the PID Bond Reimbursement Fund, as applicable, in accordance with Section 3.3 or from Bond Proceeds (any of the foregoing, a "Transfer," and the person or entity to whom the transfer is made, a "Transferee"); provided, however, that no such conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made without the prior written consent of the City if such conveyance, transfer, assignment, mortgage, pledge, or other encumbrance would result in (1) the issuance of municipal securities, and/or (2) the City being viewed as an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission, and/or (3) the City being subjected to additional reporting or recordkeeping duties. Notwithstanding the foregoing, no Transfer shall be effective until notice of the Transfer is given to the City. The City may

rely on notice of a Transfer received from the Developer without obligation to investigate or confirm the validity of the Transfer. The Developer waives all rights or claims against the City for any funds paid to a third party as a result of a Transfer for which the City received notice.

4.12 Applicable Law; Venue. This 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, the substantive laws of the State of Texas shall govern the interpretation and enforcement of this Agreement. In the event of a dispute involving this Agreement, venue shall lie in any court of competent jurisdiction in Collin County, Texas.

4.13 Notice. Any notice referenced in this Agreement must be in writing and shall be deemed given at the addresses shown below: (1) when delivered by a nationally recognized delivery service such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person is the named addressee; or (2) 72 hours after deposited with the United States Postal Service, Certified Mail, Return Receipt Requested.

To the City: Attn: Robert Ranc, City Manager
City of Celina
142 N. Ohio Street
Celina, Texas 75009
E-mail: rranc@celina-tx.gov
TEL: (972) 382-2682
FAX: (972) 382-3736

With a copy to: Attn: Julie Fort
Messer Fort, PLLC
6371 Preston Road Ste. 200
Frisco, Texas 75034
E-mail: julie@txmunicipallaw.com
TEL: (972) 668-6400
FAX: (972) 668-6414

To the Developer: Attn: James J. Melino
The Parks at Wilson Creek, L.P.
c/o The Cambridge Companies, Inc.
8750 N. Central Expressway, Suite 1735
Dallas, Texas 75231
E-mail: jmelino@cambridgecos.com
TEL: (214) 691-2556
FAX: (214) 691-0682

With a copy to: Attn: Misty Ventura
Shupe Ventura, PLLC
9406 Biscayne Blvd.

Dallas, Texas 75218
E-mail: misty.ventura@svlandlaw.com
TEL: (214) 328-1101
FAX: (800) 519-3768

Any Party may change its address by delivering notice of the change in accordance with this section.

4.14 Conflicts; Amendment. In the event of any conflict between this Agreement and any other instrument, document, or agreement by which either Party is bound, the provisions and intent of the applicable Indenture controls. This Agreement may only be amended by written agreement of the Parties.

4.15 Severability. If any provision of this Agreement is held invalid by any court, such holding shall not affect the validity of the remaining provisions.

4.16 Non-Waiver. The failure by a Party to insist upon the strict performance of any provision of this 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 Agreement.

4.17 Third Party Beneficiaries. Nothing in this Agreement is intended to or shall be construed to confer upon any person or entity other than the City, the Developer, and Transferees any rights under or by reason of this Agreement. All provisions of this Agreement shall be for the sole and exclusive benefit of the City, the Developer, and Transferees.

4.18 Counterparts. This Agreement may be executed in multiple counterparts, which, when taken together, shall be deemed one original.

4.19 Employment of Undocumented Workers. During the term of this Agreement, the Developer agrees 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.

4.20 Statutory Verifications. The Developer makes the following representations and covenants in Section 4.21 through 4.24 below pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as amended, in entering into this Agreement (the "Verifications"). As used in such Verifications, the Developer understands 'affiliate' to mean 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 Verifications 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 contained in this Agreement to the contrary.

4.21 Iran, Sudan and Foreign Terrorist Organizations. 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, Texas Government Code, as amended. 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.

4.22 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 Agreement. As used in the foregoing verification, 'boycott Israel,' has the meaning in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, and means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

4.23 No Discrimination Against Firearm Entities and Firearm Trade Associations. 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 Agreement. As used in the foregoing verification and the following definitions:

4.23.1 'discriminate against a firearm entity or firearm trade association,' has the meaning in Section 2274.001(3), Texas Government Code, and means: (A) with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, and (B) does not include: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

4.23.2 'firearm entity,' has the meaning in Section 2274.001(6), Texas Government Code, and means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other

use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

4.23.3 'firearm trade association,' has the meaning in Section 2274.001(7), Texas Government Code, and means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.

4.24 No Discrimination Against Fossil Fuel 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 Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning in Section 2276.001(1), Texas Government Code, by reference to Section 809.001, Texas Government Code, and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

4.25 Texas Attorney General Standing Letter. The Developer represents that it has, as of the Effective Date, on file with the Texas Attorney General a standing letter addressing the representations and verifications hereinbefore described in the form attached as Exhibit A to the All Bond Counsel Letter from the Office of the Texas Attorney General (November 1, 2023), as last supplemented on December 29, 2023 (a "Standing Letter"). In addition, if the Developer or the parent company, a wholly- or majority-owned subsidiary or another affiliate of the Developer receives or has received a letter from the Texas Comptroller of Public Accounts or the Texas Attorney General seeking written verification that the Developer is a member of the Net Zero Banking Alliance, Net Zero Insurance Alliance, Net Zero Asset Owner Alliance, or Net Zero Asset Managers or of the representations and certifications contained in the Developer's Standing Letter (a "Request Letter"), the Developer shall promptly notify the City (if it has not already done so)

and provide to the City, two business days prior to the Effective Date and additionally upon request by the City, 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 Developer (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Developer that received the Request Letter) intends to timely respond or has timely responded to the Request Letter. The Bringdown Verification may be in the form of an e-mail.

4.26 Form 1295. Submitted herewith is a completed Form 1295 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 system not later than the 30th day after the receipt of such form. The Parties 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.

[Remainder of page left blank intentionally. Execution pages follow.]

CITY OF CELINA, TEXAS

By: _____

Ryan Tubbs, Mayor

ATTEST:

By: _____

Jeovanna Rubio, Assistant City Secretary

THE PARKS AT WILSON CREEK, L.P.,
a Texas limited partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
Its Manager

By: _____
James J. Melino, President

EXHIBIT A

CERTIFICATE FOR PAYMENT FORM

The undersigned is an agent for _____ (the "Developer") and requests payment from the applicable account of the [PID Reimbursement Fund] [PID Project Fund][PID Bond Reimbursement Fund] from the City of Celina, Texas (the "City") in the amount of _____ for labor, materials, fees, and/or other general costs related to the creation, acquisition, or construction of certain Authorized Improvements providing a special benefit to property within The Parks at Wilson Creek Public Improvement District. Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the *Amended and Restated PID Reimbursement Agreement – The Parks at Wilson Creek Public Improvement District*, between the Developer and the City, effective [June 10], 2025 (the "Reimbursement Agreement").

In connection with the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Certificate for Payment Form on behalf of the Developer, and is knowledgeable as to the matters set forth herein.
2. The payment requested for the below referenced Authorized Improvements has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.
3. The amount listed for the Authorized Improvements below is a true and accurate representation of the Actual Costs associated with the creation, acquisition, or construction of said Authorized Improvements, and such costs (i) are in compliance with the Reimbursement Agreement, and (ii) are consistent with the Service and Assessment Plan.
4. The Developer is in compliance with the terms and provisions of the Reimbursement Agreement, the Indenture, the Service and Assessment Plan and the Development Agreement.
5. The Developer has timely paid all ad valorem taxes and annual installments of special assessments it owes or an entity the Developer controls owes, located in The Parks at Wilson Creek Public Improvement District and has no outstanding delinquencies for such assessments.
6. All conditions set forth in the Indenture (as defined in the Reimbursement Agreement) for the payment hereby requested have been satisfied.
7. The work with respect to the Authorized Improvements referenced below (or its completed segment) has been completed, and the City has inspected such Authorized Improvements (or its completed segment).

8. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

9. No more than ninety-five percent (95%) of the budgeted or contracted hard costs for major improvements or any phase of Authorized Improvements identified may be paid until the work with respect to such Authorized Improvements (or segment) has been completed and the City has accepted such Authorized Improvements (or segment). One hundred percent (100%) of soft costs (e.g., engineering costs, inspection fees and the like) may be paid prior to City acceptance of such Authorized Improvements (or segment).

Payments requested are as follows:

- a. X amount to Person or Account Y for Z goods or services.
- b. Etc.

If the Authorized Improvements are to be paid in part from one series of Bonds and in part from another, insert the following:

As required by Section _____ of the Indenture, the costs for the Authorized Improvements that constitutes the pro-rata share of such Authorized Improvements allocable to the designated Bonds shall be paid as follows:

Authorized Improvements:	Amount to be paid from _____ Fund	Amount to be paid from _____ Fund	Total Cost of Authorized Improvements

Attached hereto are receipts, purchase orders, change orders, and similar instruments which support and validate the above requested payments. Also attached hereto are "bills paid" affidavits and supporting documentation in the standard form for City construction projects.

Pursuant to the Reimbursement Agreement, after receiving this payment request, the City has inspected the Authorized Improvements (or completed segment) and confirmed that said work has been completed in accordance with approved plans and all applicable governmental laws, rules, and regulations.

I hereby declare that the above representations and warranties are true and correct.

THE PARKS AT WILSON CREEK, L.P.,
a Texas limited partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
Its Manager

By: _____
James J. Melino, President

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Certificate for Payment, acknowledges the Certificate for Payment, acknowledges that the Authorized Improvements (or its completed segment) covered by the certificate have been inspected by the City, and otherwise finds the Certificate for Payment to be in order. After reviewing the Certificate for Payment, the City approves the Certificate for Payment and shall [include said payments in the City Certificate submitted to the Trustee directing payments to be made from the appropriate account of the [PID Reimbursement Fund] [PID Project Fund][PID Bond Reimbursement Fund]] [direct payment from the PID Reimbursement Fund] to the Developer or to any person designated by the Developer.

CITY OF CELINA, TEXAS

By: _____

Name: _____

Title: _____

Date: _____

Exhibit B

FORM OF CLOSING DISBURSEMENT REQUEST

The undersigned is an agent for _____ (the "Developer") and requests payment to the Developer (or to the person designated by the Developer) from the Cost of Issuance Account of the Project Fund from _____ (the "Trustee") in the amount of _____ (\$ _____) to be transferred from the Cost of Issuance Account of the PID Project Fund upon the delivery of the Bonds for costs incurred in the establishment, administration, and operation of The Parks at Wilson Creek Public Improvement District (the "District"), as follows. Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Indenture of Trust by and between the City and the Trustee dated as of _____, 20__ (the "Indenture") relating to the [INSERT NAME OF BONDS] (the "Bonds").

In connection with the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Closing Disbursement Request on behalf of the Developer, and is knowledgeable as to the matters set forth herein.
2. The payment requested for the below referenced establishment, administration, and operation of the District at the time of the delivery of the Bonds have not been the subject of any prior payment request submitted to the City.
3. The amount listed for the below costs is a true and accurate representation of the Actual Costs associated with the establishment, administration and operation of the District at the time of the delivery of the Bonds, and such costs are in compliance with the Service and Assessment Plan.
4. The Developer is in compliance with the terms and provisions of the Reimbursement Agreement, the Indenture, the Service and Assessment Plan, and the Development Agreement.
5. All conditions set forth in the Indenture and the Reimbursement Agreement for the payment hereby requested have been satisfied.
6. The Developer agrees to cooperate with the City in conducting its review of the requested payment and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested hereunder shall be made as directed below:

[Information regarding Payee, amount, and deposit instructions attached]

I hereby declare that the above representations and warranties are true and correct.

THE PARKS AT WILSON CREEK, L.P.,
a Texas limited partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
Its Manager

By: _____
James J. Melino, President

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Closing Disbursement Request, acknowledges the Closing Disbursement Request, and finds the Closing Disbursement Request to be in order. After reviewing the Closing Disbursement Request, the City approves the Closing Disbursement Request and shall include said payments in the City Certificate submitted to the Trustee directing payments to be made from the Costs of Issuance Account upon delivery of the Bonds.

CITY OF CELINA, TEXAS

By: _____

Name: _____

Title: _____

Date: _____

SCHEDULE I

1. Reimbursement Agreement Balance – Major Improvement Area – Initial Major Improvements

- Original Principal Amount: **\$ 12,604,000**
- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Initial Major Improvements shall be the lesser of: (1) the interest rates on the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (The Parks at Wilson Creek Public Improvement District Initial Major Improvements Project), or (2) 4.64% based on the Bond Index Rate of 2.64% as the highest average index rate reported in the *Bond Buyer's Index of 25 Revenue Bonds*, a weekly bond index approved by the City Council of the City, in the month before the date of the Assessment Ordinance approval.
- Date of Assessment Ordinance Approval: Ordinance No. 2021-101 approved on November 9, 2021 and recorded in the real property records of Collin County, Texas on November 16, 2021, as Document No. 20211116002347030.
- Payment Source: Solely from net bond proceeds of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (The Parks at Wilson Creek Public Improvement District Initial Major Improvements Project) secured by the Major Improvement Area Assessments – Initial Major Improvements shown on the Major Improvement Area Assessment Roll – Initial Major Improvements attached as Appendix G to the SAP.

2. Reimbursement Agreement Balance – Major Improvement Area - Additional Major Improvements

- Original Principal Amount: **\$ 12,780,092**
- Interest Rate: 4.64%
- Bond Index Rate approved by the City Council: 2.64% as the highest average index rate reported for the *Bond Buyer's Index of 25 Revenue Bonds*, a weekly bond index approved by the City Council of the City, in the month before the date of the Assessment Ordinance Approval.
- Date of Assessment Ordinance Approval: Ordinance No. 2021-102 approved on November 9, 2021 and recorded in the real property records of Collin County, Texas on November 16, 2021, as Document No. 20211116002339500.
- Payment Source: Solely from Assessment Revenues from the collection of the Major Improvement Area Assessments – Additional Major Improvements shown on the Major Improvement Area Assessment Roll – Additional Major Improvements attached as Appendix H to the SAP.

3. Reimbursement Agreement Balance - Phase #1 Projects

A. Portion to be paid from net Bond Proceeds:

- Original Principal Amount: **\$ 7,373,000**
- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phase #1 Projects shall be the lesser of: (1) the interest rates on the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (The Parks at Wilson Creek Public Improvement District Phase #1 Project), or (2) 4.64% based on the Bond Index Rate of 2.64% as the highest average index rate reported for the *Bond Buyer's Index of 25 Revenue Bonds*, a weekly bond index approved by the City Council of the City, in the month before the date of the Assessment Ordinance approval.
- Date of Assessment Ordinance Approval: Ordinance No. 2021-99 approved on November 9, 2021 and recorded in the real property records of Collin County, Texas on November 16, 2021, as Document No. 20211116002346880.
- Payment Source: Solely from net bond proceeds of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (The Parks at Wilson Creek Public Improvement District Phase #1 Project) secured by the Phase #1 Assessments – Phase #1 Improvements and Initial Major Improvements shown on the Phase #1 Assessment Roll – Phase #1 Improvements and Initial Major Improvements attached as Appendix I to the SAP.

B. Portion to be paid from Assessment Revenues:

- Original Principal Amount: **\$ 4,541,017**
- Interest Rate: 4.64%
- Bond Index Rate approved by the City Council: 2.64% as the highest average index rate reported for the *Bond Buyer's Index of 25 Revenue Bonds*, a weekly bond index approved by the City Council of the City, in the month before the date of the Assessment Ordinance approval.
- Date of Assessment Ordinance Approval: Ordinance No. 2021-99 approved on November 9, 2021 and recorded in the real property records of Collin County, Texas on November 16, 2021, as Document No. 20211116002346880.
- Payment Source: Solely from Assessment Revenues from the collection of the Phase #1 Assessments – Phase #1 Improvements and Initial Major Improvements shown on the Phase #1 Assessment Roll – Phase #1 Improvements and Initial Major Improvements attached as Appendix I to the SAP not securing the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2021 (The Parks at Wilson Creek Public Improvement District Phase #1 Project).

4. Reimbursement Agreement Balance - Phase #1 Additional Major Improvements

- Original Principal Amount: \$ **2,327,050**
- Interest Rate: 4.64%
- Bond Index Rate approved by the City Council: 2.64% as the highest average index rate reported for the *Bond Buyer's Index of 25 Revenue Bonds*, a weekly bond index approved by the City Council of the City, in the month before the date of the Assessment Ordinance approval.
- Date of Assessment Ordinance Approval: Ordinance No. 2021-100 approved on November 9, 2021 and recorded in the real property records of Collin County, Texas on November 16, 2021, as Document No. 20211116002346930.
- Payment Source: Solely from Assessment Revenues from the collection of the Phase #1 Assessments – Additional Major Improvements shown on the Phase #1 Assessments Roll – Additional Major Improvements attached as Appendix J to the SAP.



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
Initiated by: Robin Bromiley
Date: June 10, 2025
Re: Mustang Lakes Annex Phase #2 - Initial Projects SAP and Levy

Action Requested:

Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving an Updated Service and Assessment Plan, including a Phase #2 Assessment Roll – Phase #2 Initial Projects; making a finding of special benefit to the property within Phase #2 of the Mustang Lakes (Annex) Public Improvement District; levying special assessments against such property and establishing a lien on such property; and providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (Bromiley)

Background Information:

The Mustang Lakes (Annex) Public Improvement District (the "Mustang Lakes Annex PID") was created by the City on August 13, 2019, and is an approximately 556.836-acre master planned project located in a fast-growing development area of the City located approximately two miles west of Preston Road and 4.5 miles north of US 380.

The Mustang Lakes Annex PID is expected to have approximately 1,437 single-family homes over multiple phases. Phase #2 consists of approximately 78.243 acres and is projected to consist of 268 single-family residential units. The total estimated authorized public improvement cost for Phase #2 is \$17,418,364 (streets, drainage, water, sewer, etc.).

On May 13, 2025, the City Council approved a Resolution identifying the costs of authorized public improvements that are to be financed by the PID assessment within Phase #2. The resolution also approved a preliminary service and assessment plan, including information related to Phase #2. In compliance with state law, the Resolution directed the filing of the proposed Phase #2 Assessment Roll with the City Secretary and calls for a Public Hearing on June 10, 2025, during

the scheduled City Council meeting to consider an Ordinance levying the PID assessments on properties located within Phase #2.

Approval of this item establishes the levy for Mustang Lakes Annex PID Phase #2 assessments and adopts the Service and Assessment Plan (SAP). There is an additional item on the May 13, 2025, agenda for City Council to consider the Amended and Revised Reimbursement Agreement for the Mustang Lakes Annex PID.

The attached presentation includes charts depicting the following information: authorized improvements, current assessment, average annual installment, and tax rate analysis.

Legal Review:

SAP and Assessment Ordinance approved by Bond Counsel.

Supporting Documents:

1. Mustang Lakes (Annex) Phase #2 SAP/Levy and Reimbursement Agreement Presentation
2. Mustang Lakes (Annex) PID Phase #2 Initial Projects - Assessment Ordinance

Financial Consideration:

The Ordinance does not impact the City's operating funds. It establishes an assessment on property owners within the Mustang Lakes Annex Phase #2 area to fund the identified public improvements.

Staff Recommendation:

Staff recommends approval.

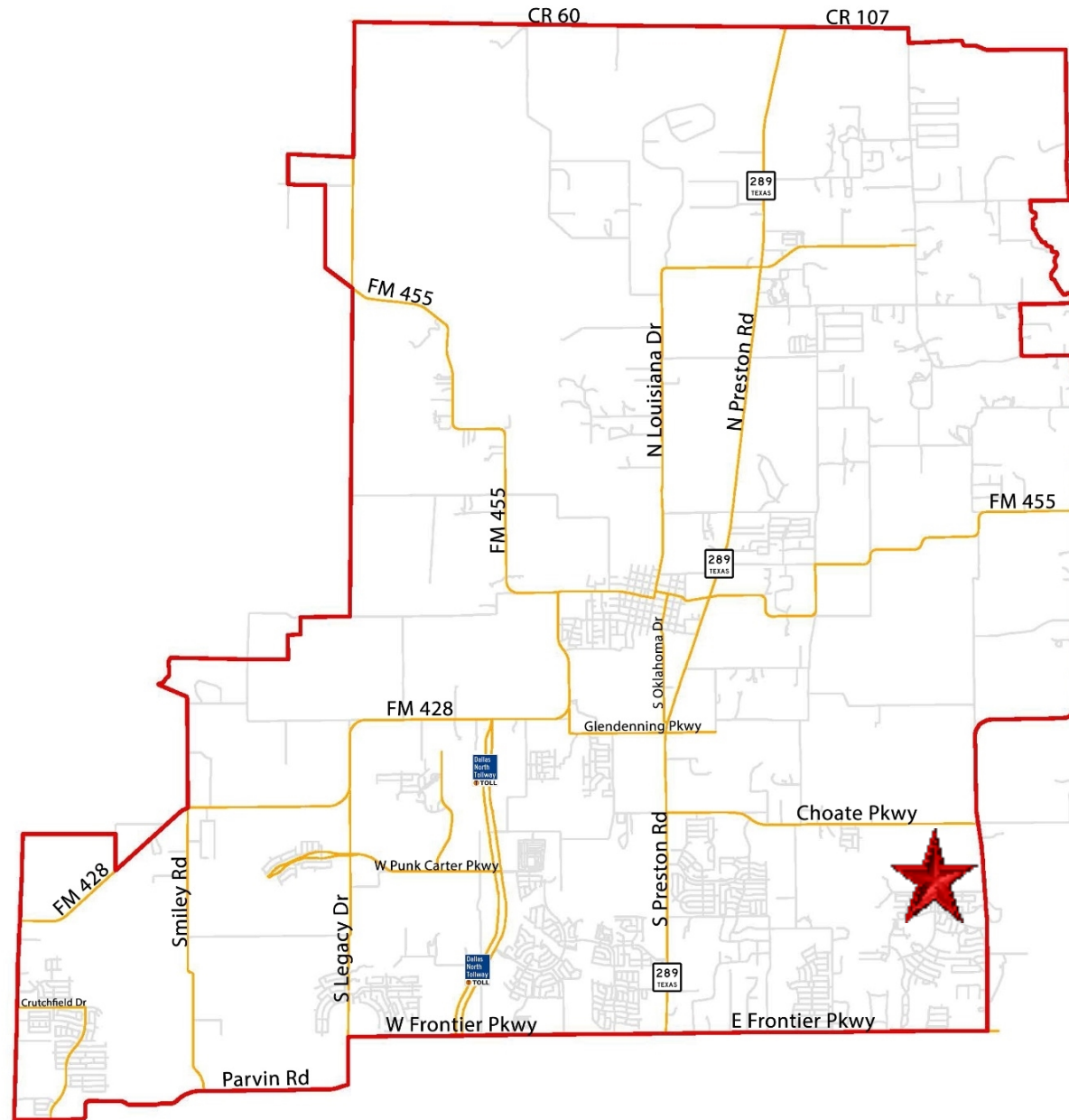
MUSTANG LAKES ANNEX

PHASE #2

SAP/LEVY AND REIMBURSEMENT AGREEMENT

City Council
June 10, 2025





MUSTANG LAKES ANNEX PHASE #2

- The property within the original PID is composed of 557 acres
- Phase #2 includes:
 - 78 acres
 - 268 single family lots
- The PSAP was approved by City Council in May.
- Three agenda items in June: (1) The Phase # 2 Initial Projects Amended SAP and the assessments to be levied, (2) The Phase # 2 Additional Major Improvement Amended SAP and the assessments to be levied, and (3) a Reimbursement Agreement with the developer following the levy.

PHASE #2 PID AUTHORIZED IMPROVEMENTS

Authorized Improvements	Phase #2 Improvements	Proportional Share of Initial Major Improvements	Proportional Share of Additional Major Improvements	Total Phase #2 Projects
Roadway Improvements	\$5,409,683	\$87,438	\$1,552,695	\$7,049,817
Water Improvements	\$1,963,890	\$22,961	\$472,790	\$2,459,640
Sanitary Sewer Improvements	\$1,385,720	\$69,233	\$276,154	\$1,731,107
Storm Drainage Improvements	\$2,454,513	\$0	\$1,288,377	\$3,742,890
Other Soft and Miscellaneous Costs	\$1,810,582	\$78,447	\$545,881	\$2,434,909
<u>Total Authorized Improvements</u>	<u>\$13,024,387</u>	<u>\$258,079</u>	<u>\$4,135,897</u>	<u>\$17,418,364</u>

PHASE #2 PID ASSESSMENT

Lot Size	Total Current Assessment Phase #2 Initial Projects per unit	Phase #2's share of the Additional Major Improvements per unit	Phase #2 Projects Assessment per unit	Average Annual Installment Per Unit
Lot Type 1 (86 Ft Lot)	\$69,304.05	\$13,261.07	\$82,565.12	\$6,029
Lot Type 2 (74 Ft Lot)	\$67,917.97	\$12,995.85	\$80,913.82	\$5,909
Lot Type 3 (60 Ft Lot)	\$56,136.28	\$10,741.47	\$66,877.75	\$4,884
Lot Type 4 (50 Ft Lot)	\$40,196.35	\$7,691.42	\$47,887.77	\$3,497
Lot Type 5 (40 Ft Lot)	\$36,038.11	\$6,895.76	\$42,933.86	\$3,135

PHASE #2 TAX RATE ANALYSIS

Tax Rate Analysis	Tax Rate (per \$100/AV)				
	40' Lot	50' Lot	60' Lot	74' Lot	86' Lot
Calculated Net Tax Rate Equivalent for Overlapping PID Assessments	\$0.5501	\$0.5010	\$0.5280	\$0.5471	\$0.5481
FYE2025 Overlapping Tax Rates	\$2.0839	\$2.0839	\$2.0839	\$2.0839	\$2.0839
Estimated Total Tax Rate	\$2.6340	\$2.5849	\$2.6119	\$2.6310	\$2.6321

*Estimated

THE MUSTANG LAKES ANNEX PID –PH#2

- A Reimbursement agreement provides for a payment to reimburse Developer and its assigns for the Phase #2 Improvements Costs, previously advanced by the Developer. This reimbursement agreement is amended and restated in order to add the Phase #2 into the original.
- At such time as the City issues Mustang Lakes Annex PID Bonds for Phase #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.

TIMELINE

- May 13, 2025 – Pre-SAP and calling two public hearing resolutions
- June 10, 2025– Two Levy Ordinances for PID assessments and Approve SAP
- June 10, 2025– Reimbursement Agreement

RECOMMENDATION

- Staff recommends approval for the SAP and Levy
- The next agenda item for council consideration is the Reimbursement Agreement.

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 A PHASE #2 ASSESSMENT ROLL – PHASE #2 INITIAL PROJECTS FOR THE MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #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 corporate boundaries of the City; 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 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 August 13, 2019, 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. 2019-45R (the “Authorization Resolution”), adopted by a majority of the members of the City Council, authorized and created the Mustang Lakes (Annex) 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 May 13, 2025, the City Council adopted a resolution approving an updated preliminary service and assessment plan, including a proposed assessment roll for Phase #2 of the District related to the Phase #2 Initial Projects (as defined herein); calling for a public hearing to consider an ordinance levying assessments on property within Phase #2 of the District (the

“Phase #2 Assessments”); authorizing and directing the City Secretary or the Assistant City Secretary (as defined below) of the City to file the proposed assessment roll for Phase #2 of the District related to the Phase #2 Initial Projects (the “Phase #2 Assessment Roll – Phase #2 Initial Projects”) 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 Phase #2 Assessments against the property within Phase #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 May 14, 2025, the City Secretary or the Assistant City Secretary filed the Phase #2 Assessment Roll – Phase #2 Initial Projects and made the same available for public inspection; and

WHEREAS, the City Secretary or the Assistant City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on May 23, 2025 in the *Celina Record*, a newspaper of general circulation in the City; and

WHEREAS, the City Secretary or the Assistant 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 Phase #2 Assessments; and

WHEREAS, the City Council opened the Levy and Assessment Hearing on June 10, 2025, 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 Phase #2 Assessment Roll – Phase #2 Initial Projects, and the proposed Phase #2 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #2 Assessments, the allocation of the Actual Costs of the improvements to be undertaken for the benefit of the Phase #2 Assessed Property (as defined in the Service and Assessment Plan) (the “Phase #2 Initial Projects”), the purposes of the Phase #2 Assessments, the special benefits of the Phase #2 Initial Projects, and the penalties and interest on annual installments and on delinquent annual installments of the Phase #2 Assessments; and

WHEREAS, the City Council finds and determines that the Phase #2 Assessment Roll – Phase #2 Initial Projects and the Mustang Lakes (Annex) Public Improvement District, Celina, Texas, Service and Assessment Plan, dated June 10, 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 Phase #2 Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the Phase #2 Assessment Roll – Phase #2 Initial Projects attached thereto as Appendix I; and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary or the Assistant City Secretary (the “Assistant City Secretary”) in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Phase #2 Initial Projects (as described in the Service and Assessment Plan), the Phase #2 Assessment Roll – Phase #2 Initial Projects, or the levy of the Phase #2 Assessments against the Phase #2 Assessed Property; and

WHEREAS, the owners (the “Landowners”), or their representatives, of the majority of the privately-owned and taxable property located within Phase #2 of the District, who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of the Service and Assessment Plan, approval of the Phase #2 Assessment Roll – Phase #2 Initial Projects, approval of this Ordinance, and approval of the levy of the Phase #2 Assessments against their property located within Phase #2 of 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 Phase #2 Initial 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 the Phase #2 Assessed Property will receive from the construction of the Phase #2 Initial 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 Phase #2 Initial Projects, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended;

(c) The Service and Assessment Plan apportions the Actual Costs of the Phase #2 Initial Projects to be assessed against the Phase #2 Assessed Property as Phase #2 Assessments and such apportionment is made on the basis of special benefits accruing to the Phase #2 Assessed Property because of the Phase #2 Initial Projects;

(d) All of the real property in Phase #2 of the District which is being assessed in the amounts shown in the Phase #2 Assessment Roll – Phase #2 Initial Projects will be benefited by the Phase #2 Initial Projects proposed to be constructed as described in the Service and Assessment Plan, and each assessed parcel of Phase #2 Assessed Property

will receive special benefits during the term of the Phase #2 Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the Actual Costs of the Phase #2 Initial Projects and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Phase #2 Initial 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 Phase #2 Initial 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 Phase #2 Assessment Roll – Phase #2 Initial Projects should be approved as the assessment roll for the Phase #2 Assessed Property related to the Phase #2 Initial Projects within the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Phase #2 Assessments, interest on Annual Installments, interest and penalties on delinquent Phase #2 Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Phase #2 Assessments should be approved and will expedite collection of the Phase #2 Assessments in a timely manner in order to provide the services and improvements needed and required for Phase #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 in 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. Phase #2 Assessment Roll – Phase #2 Initial Projects.

The Phase #2 Assessment Roll – Phase #2 Initial Projects is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll for of Phase #2 of the District related to the Phase #2 Initial Projects.

Section 5. Levy and Payment of Phase #2 Assessments for Actual Costs of the Phase #2 Initial Projects.

(a) The City Council hereby levies an assessment on each parcel of Phase #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 Phase #2 Assessment Roll – Phase #2 Initial Projects, in the respective amounts shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects, as a special assessment on the properties set forth in the Phase #2 Assessment Roll – Phase #2 Initial Projects.

(b) The levy of the Phase #2 Assessments shall be effective on the date of the adoption of this Ordinance levying the Phase #2 Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Phase #2 Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Phase #2 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 Phase #2 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 Phase #2 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 Phase #2 Initial Projects and Administrative Expenses is set forth in the Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Assessments.

Delinquent Phase #2 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 Phase #2 Assessed Property subject to an Assessment may prepay the Phase #2 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 Phase #2 Assessed Property, including without limitation

such Landowners' obligations related to payment of the Phase #2 Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Phase #2 Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowners, as the owners of each parcel of Phase #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. Phase #2 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 Phase #2 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 Phase #2 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 Phase #2 Assessments by the City.

Section 12. Filing in Land Records. The City Secretary or the Assistant City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Phase #2 Assessment Roll – Phase #2 Initial Projects 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 or the Assistant 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 Phase #2 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 10th day of June, 2025.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, 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

Service and Assessment Plan

MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

SERVICE AND ASSESSMENT PLAN

March 14, 2023

As Updated for Phase #2 on June 10, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On August 13, 2019, the City Council of the City of Celina, Texas passed and approved Resolution No. 2019-45R (filed in the real property records of Collin County, Texas as Document No. 2023000011173 on February 2, 2023) approving and authorizing the creation of the Mustang Lakes (Annex) Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in the PID (the “Authorized Improvements”), all of which is located within the City of Celina.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property within the PID is developed. Assessments will be imposed on the property for the public improvements to be constructed or to be acquired.

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 Mustang Lakes (Annex) 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: (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements, and (3) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. 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. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

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 current Assessment Rolls for the PID are included as Appendix G and Appendix H in 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, 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 and/or County permit fees, development fees), insurance premiums, and 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” means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, Additional Interest shall be charged as described in Section V.G.

“Additional Interest Component” means the amount collected by application of the Additional Interest.

“Additional Interest Reserve” has the meaning set forth in Section V.G of this Service and Assessment Plan.

“Additional Major Improvements” mean the Authorized Improvements described in Section III.C that benefit all Assessed Property within the PID and that are constructed after the Initial Major Improvements, including the Phase #1 Additional Major Improvements and Phase #2 Additional Major Improvements. Although subject to change, current plans anticipate that the Additional Major Improvements will be constructed in Phases as shown in Appendix B.

“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, 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) 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. 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 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.

“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 G, Appendix H, and Appendix I, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) when applicable, 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 all 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 Assessments against the 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 Phase #1 Assessment Roll - Phase #1 Initial Projects, the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, Phase #2 Assessment Roll – Phase #2 Initial Projects, Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, 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 Section III of this Service and Assessment Plan and authorized under 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.

“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 557 Partners, L.P., a Texas limited partnership, and any successor owner of the Property or any portion thereof with obligation to construct all or a portion of the Authorized Improvements.

“Development Agreement” means that certain Mustang Lakes Brinkmann Addition Development Agreement, effective as of January 22, 2019, and recorded as Document No. 20190111000143810 on February 11, 2019, in the real property records of Collin County, Texas, as amended by that certain First Amendment to Mustang Lakes Brinkmann Additional Development Agreement, effective as of December 12, 2019, and recorded as Document No. 20191219001619943 on December 19, 2019 in the real property records of Collin County, Texas, between the Issuer and the Developer, as the same may be further amended from time to time.

“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 F attached hereto.

“Future Major Improvements” mean Authorized Improvements that benefit all Assessed Property within the PID and that are anticipated to be constructed after the Additional Major Improvements. Although subject to change, current plans anticipate that any Future Major Improvements will be constructed with the development of Phases #5 and #6. Future Major Improvements allocated to Phases developed prior to construction of such Future Major Improvements will be paid for by the Developer without reimbursement.

“Future Phases” mean Phases to be developed after Phase #1 and Phase #2, as such areas are generally depicted and described 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.

“Initial Major Improvements” mean the Authorized Improvements described in Section III.B that benefit all Assessed Property within the PID and that are constructed concurrently with Phase #1.

“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 F. 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 Improvement Area” or “MIA” means the property within the PID excluding Phase #1 and excluding the Mixed-Use Parcels which are 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.

“Major Improvement Area Projects” mean (i) the Initial Major Improvements allocable to Major Improvement Area, and (ii) the Additional Major Improvements allocable to the Major

Improvement Area, and (iii) Future Major Improvements, if any, allocable to the Major Improvement Area.

"Mixed-Use Parcels" mean collectively the two tracts totaling approximately 60.481 acres more particularly described in Appendix C-3 and depicted as "MU-2" in Appendix A. The costs of the Authorized Improvements allocated to the Mixed-Use Parcels will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement from the City and no Assessment will be levied against the Mixed-Use Parcels.

"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.D.

"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 Phased PID Bonds and/or the creation of an obligation under the Reimbursement Agreement for Authorized Improvements (or the portion thereof) designated herein or 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 described in Appendix C-2 and consisting of the Parcels shown in Appendix G and Appendix H.

"Phase #1 Additional Major Improvements" mean the pro rata portion the Additional Major Improvements allocable to Phase #1.

"Phase #1 Assessed Property" means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll – Phase #1 Additional Major Improvements 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 - Phase #1 Additional Major Improvements" mean 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 Bonds or in connection with any Annual Service Plan Update.

“Phase #1 Assessment Roll - Phase #1 Initial Projects” mean 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 Assessments - Phase #1 Additional Major Improvements” mean an assessment levied against a Parcel in Phase #1 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements as Appendix H, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phase #1 Assessments - Phase #1 Initial Projects” mean an assessment levied against a Parcel in Phase #1 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects as Appendix G, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“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 collectively, the Phase #1 Improvements and the pro rata portion of the Initial Major Improvements allocable to Phase #1.

“Phase #1 Maximum Assessment Per Unit” means for Phase #1, an Assessment per unit for Phase #1 Projects for each applicable Lot Type as follows:

Lot Type 1 (86 Ft) - \$65,473.52
Lot Type 2 (74 Ft) - \$64,164.05
Lot Type 3 (60 Ft) - \$53,033.55
Lot Type 4 (50 Ft) - \$37,974.64
Lot Type 5 (40 Ft) - \$34,046.23

“Phase #1 Projects” mean (i) the Phase #1 Improvements, (ii) the pro rata portion of the Initial Major Improvements allocable to Phase #1, (iii) the pro rata portion of the Additional Major Improvements allocable to Phase #1, and (iv) the pro rata portion of the Future Major Improvements, if any, allocable to Phase #1.

“Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)” means the reimbursement obligation related to the Actual Costs of Phase #1 Additional Major Improvements to be paid from the Phase #1 Assessment Revenues collected by the City from the Phase #1 Assessments – Phase #1 Additional Major Improvements under the terms of the Reimbursement Agreement.

“Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)” means the reimbursement obligation related to the Actual Costs of the Phase #1 Initial Projects to be paid from the Phase #1 Assessment Revenues collected by the City from of the Phase #1 Assessments – Phase #1 Initial Projects under the terms of the Reimbursement Agreement.

“Phase #2” means the second Phase to be developed and generally shown in Appendix A, as specifically described in Appendix C-4 and consisting of the Parcels shown in Appendix I and Appendix J.

“Phase #2 Additional Major Improvements” mean the pro rata portion the Additional Major Improvements allocable to Phase #2.

“Phase #2 Assessed Property” means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll – Phase #2 Initial Projects and the Phase #2 Assessment Roll – Additional Major Improvements against which an Assessment relating to the Phase #2 Projects is levied.

“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 the Phase #2 Projects.

“Phase #2 Assessment Roll – Phase #2 Additional Major Improvements” means the document included in this Service and Assessment Plan as Appendix J relating to the Phase #2 Assessments – Phase #2 Additional Major Improvements, as the same may be 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 #2 Assessment Roll – Phase #2 Initial Projects” means the document included in this Service and Assessment Plan as Appendix I relating to the Phase #2 Assessments – Phase #2 Initial Projects, as the same may be 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 #2 Assessments – Phase #2 Additional Major Improvements” mean an assessment levied against a Parcel in Phase #2 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements as Appendix J, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phase #2 Assessments – Phase #2 Initial Projects” mean an assessment levied against a Parcel in Phase #2 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects as Appendix I, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phase #2 Improvements” mean the Authorized Improvements which only benefit Phase #2 Assessed Property, which are described in Section III.E.

“Phase #2 Initial Projects” mean collectively, the Phase #2 Improvements and the pro rata portion of the Initial Major Improvements allocable to Phase #2.

“Phase #2 Maximum Assessment Per Unit” means for Phase #2, an Assessment per unit for Phase #2 Projects for each applicable Lot Type as follows:

Lot Type 2 (74 Ft) - \$80,913.82

Lot Type 3 (60 Ft) - \$66,877.75

Lot Type 4 (50 Ft) - \$47,887.77

Lot Type 5 (40 Ft) - \$42,933.86

“Phase #2 Projects” mean (i) the Phase #2 Improvements, (ii) the pro rata portion of the Initial Major Improvements allocable to Phase #2, (iii) the pro rata portion of the Additional Major Improvements allocable to Phase #2, and (iv) the pro rata portion of the Future Major Improvements, if any, allocable to Phase #2.

“Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements)” mean the reimbursement obligation related to the Actual Costs of Phase #2 Additional Major Improvements to be paid from the Phase #2 Assessment Revenues collected by the City from the Phase #2 Assessments – Phase #2 Additional Major Improvements under the terms of the Reimbursement Agreement.

“Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects)” means the reimbursement obligation related to the Actual Costs of the Phase #2 Initial Projects to be paid from the Phase #2 Assessment Revenues collected by the City from the Phase #2 Assessments – Phase #2 Initial Projects under the terms of the Reimbursement Agreement.

“Phased PID Bonds” mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Phase. In connection with the issuance of Phased PID Bonds, if Assessments have not previously been levied, Assessments will be levied only on Parcels located within the Phase in question.

“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, 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 Amended and Restated PID Reimbursement Agreement - Mustang Lakes (Annex) Public Improvement District, effective as of June 10, 2025, by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer with interest as permitted by the PID Act solely from Assessment Revenues and/or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

“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 and updated from time to time.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

“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.

“Zoning Ordinance” means Ordinance No. 2020-115 adopted by the City Council on December 8, 2020, which ordinances establish the permitted uses of, and standards for the development of the property within the District, as amended from time to time.

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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 556.836 acres of land. A map of the property within the PID is shown in Appendix A and described in Appendix C-1 to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,436 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The residential property within the PID was originally proposed to be developed as shown in Table II-A.1.

Table II-A.1
Proposed Development – PID - Original

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	245	Units
Single-family - 60 Ft	452	Units
Single-family - 50 Ft	560	Units
Single-family - 40 Ft	31	Units
Total	1,436	Units

The residential property within the PID is now proposed to be developed as shown in Table II-A.2.

Table II-A.2
Proposed Development – PID - Revised

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	250	Units
Single-family - 60 Ft	446	Units
Single-family - 50 Ft	562	Units
Single-family - 40 Ft	31	Units
Total	1,437	Units

Additionally, the Mixed-Use Parcels consisting of two tracts totaling approximately 60.481 acres generally depicted on Exhibit A and described in Appendix C-2 to this Service and Assessment Plan will be developed as a mix of residential, multi-family, retail, office and other uses in accordance with the development standards attached as Exhibit D to the Development Agreement. The costs of the Authorized Improvements allocated to the Mixed-Use Parcels will be paid by the

Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement from the City and no Assessment will be levied on the Mixed-Use Parcels.

B. PROPERTY INCLUDED IN THE MAJOR IMPROVEMENT AREA

The Major Improvement Area consists of approximately 461.376 acres and is projected to consist of approximately 1,284 residential units. A map of the property within the Major Improvement Area is shown in Appendix A and more fully described in Appendix C.

The property within the Major Improvement Area was originally proposed to be developed as shown in Table II-B.1.

Table II-B.1
Proposed Development – Major Improvement Area - Original

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	245	Units
Single-family - 60 Ft	390	Units
Single-family - 50 Ft	470	Units
Single-family - 40 Ft	31	Units
Total	1,284	Units

The property within the Major Improvement Area is now proposed to be developed as shown in Table II-B.2.

Table II-B.2
Proposed Development – Major Improvement Area - Revised

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	250	Units
Single-family - 60 Ft	384	Units
Single-family - 50 Ft	472	Units
Single-family - 40 Ft	31	Units
Total	1,285	Units

C. PROPERTY INCLUDED IN PHASE #1

Phase #1 consists of approximately 34.979 acres. The final plat for Phase #1 is recorded in the real property records of Collin County, Texas as Document No. 20230100002223 with an Amending Plat recorded in the property records of Colling County, Texas as Document No. 2023010000387 and consists of 152 residential lots on approximately 26.439 developed acres (which excludes approximately 8.540 acres of right-of-way). A map of the property within Phase #1 and depicting the boundaries of each proposed Phase is shown in Appendix A. The property within Phase #1 is more fully described in Appendix C-2.

The property within Phase #1 is proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development - Phase #1

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	0	Units
Single-family - 74 Ft	0	Units
Single-family - 60 Ft	62	Units
Single-family - 50 Ft	90	Units
Single-family - 40 Ft	0	Units
Total	152	Units

D. PROPERTY INCLUDED IN PHASE #2

Phase #2 consists of approximately 78.243 acres and is projected to consist of 268 single-family residential units. A map of the property within Phase #2 and depicting the boundaries of each proposed Phase is shown in Appendix A. The property within Phase #2 is more fully described in Appendix C-4.

The property within Phase #2 is proposed to be developed as shown in Table II-D.

Table II-D
Proposed Development - Phase #2

Proposed Development	Quantity	Measurement
Single-family - 74 Ft	24	Units
Single-family - 60 Ft	126	Units
Single-family - 50 Ft	87	Units
Single-family - 40 Ft	31	Units
Total	268	Units

E. PROPERTY INCLUDED IN FUTURE PHASES

As Future Phases are developed, Bonds, including Phased PID Bonds, may be issued or assessments may be levied in connection with an obligation under the Reimbursement Agreement. In connection with the levy of additional assessments or the issuance of Bonds, this Service and Assessment Plan will be updated to add additional details of each new Phase(s) as shown for Phase #2 in Section II.D. 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 G, Appendix H, Appendix I, and Appendix J.

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, Section III.C, Section III.D, and Section III.E, below and shown in the opinion of probable costs shown in Appendix B and on the diagrams included as Appendix D 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. Tables included in this Section may be rounded to the nearest whole dollar.

B. DESCRIPTIONS AND COSTS OF INITIAL MAJOR IMPROVEMENTS

The Initial Major Improvements were constructed concurrently with the development of Phase #1, and that benefit all of the Assessed Property within the PID. The Initial Major Improvements are complete and were accepted by the City on June 8, 2023. The Budgeted 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. Each of Phase #1, Phase #2, the Major Improvement Area, and the Mixed-Use Parcels will be proportionally allocated the Budgeted Costs of the Initial Major Improvements, as shown in Table III-A. The Developer will pay the pro-rata portion of the Budgeted Costs of the Initial Major Improvements allocated to the Mixed-Use Parcels without reimbursement.

The Initial Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Initial Major Improvements are shown in Table III-A 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 Initial Major Improvements follows:

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.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Initial Major Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, contingency and expenses incurred in the establishment, administration and operation of the PID.

Table III-A
Budgeted Costs – Initial Major Improvements

Authorized Improvements	Total Initial Major Improvement Costs	Initial Major Improvements Allocated to the Mixed-Use Parcels¹	Initial Major Improvements Cost Allocated to Assessed Property	Initial Major Improvements Allocated to Phase #1²	Initial Major Improvements Allocated to Phase #2²	Initial Major Improvements Allocated to MIA²
Roadway improvements	\$506,000	\$7,135	\$498,865	\$46,604	\$87,438	\$364,823
Water improvements	\$131,000	\$0	\$131,000	\$12,238	\$22,961	\$95,801
Sanitary sewer improvements	\$395,000	\$0	\$395,000	\$36,901	\$69,233	\$288,866
Soft and miscellaneous costs	\$447,566	\$0	\$447,566	\$41,812	\$78,447	\$327,308
Total	\$1,479,566	\$7,135	\$1,472,431	\$137,554	\$258,079	\$1,076,798

Note: Costs provided by Dowdey, Anderson & Associates, Inc. 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 Initial Major Improvement amount does not change.

1 – Allocation of the Initial Major Improvements to the Mixed-Use Parcels is based on an engineer's allocation as described in Section V.C and shown in Table V-A.1 and Table V-A.2. The engineer's allocation is further described in Appendix B. The costs of the Initial Major Improvements allocated to the Mixed-Use Parcels will be paid by the Developer without reimbursement.

2 - Allocation of Initial Major Improvements to Phase #1, Phase #2, and the Major Improvement Area is based on the methodologies described in Section V.C and shown in Table V-C.

C. DESCRIPTIONS AND COSTS OF ADDITIONAL MAJOR IMPROVEMENTS

Construction of the Additional Major Improvements that benefit all of the Assessed Property within the PID is currently planned to occur as Future Phases are developed; and such construction commenced in the 2nd quarter of 2023 and is expected to be completed in 2029. Although subject to change, current plans anticipate that the Additional Major Improvements will be constructed in Phases as shown in Appendix B and depicted in Appendix D. 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. Each of Phase #1, Phase #2, the Major Improvement Area, and the Mixed-Use Parcels will be proportionally allocated the Budgeted Costs of the Additional Major Improvements, as shown in Table III-B. The Developer will pay the pro-rata portion of the Budgeted Costs of the Additional Major Improvements allocated to the Mixed-Use Parcels 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 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 Additional Major Improvements follows:

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, streetlights 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.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Additional Major Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, contingency and expenses incurred in the establishment, administration and operation of the PID.

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Table III-B
Budgeted Costs – Additional Major Improvements

Authorized Improvements	Original Total Additional Major Improvement Costs	Budget Revisions	Revised Total Additional Major Improvement Costs	Additional Major Improvements Allocated to the Mixed-Use Parcels ¹	Initial Major Improvements Cost Allocated to Assessed Property	Initial Major Improvements Cost Allocated to Assessed Property ²	Initial Major Improvements Cost Allocated to Assessed Property ²	Additional Major Improvements Allocated to MIA ²
Road improvements	\$6,555,000	\$2,430,364	\$8,985,364	\$126,694	\$8,858,670	\$827,576	\$1,552,695	\$6,478,399
Water improvements	\$2,045,000	\$652,431	\$2,697,431	\$0	\$2,697,431	\$251,994	\$472,790	\$1,972,648
Sanitary sewer improvements	\$1,425,000	\$150,555	\$1,575,555	\$0	\$1,575,555	\$147,188	\$276,154	\$1,152,213
Storm drainage improvements	\$8,614,300	(\$1,263,656)	\$7,350,644	\$0	\$7,350,644	\$686,697	\$1,288,377	\$5,375,570
Soft and miscellaneous costs	\$6,540,236	(\$3,425,796)	\$3,114,440	\$0	\$3,114,440	\$290,951	\$545,881	\$2,277,609
Total	\$25,179,536	(\$1,456,102)	\$23,723,434	\$126,694	\$23,596,741	\$2,204,406	\$4,135,897	\$17,256,437

Note: Costs provided by Dowdey, Anderson & Associates, Inc. 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 Additional Major Improvements amount does not change.

1 – Allocation of the Additional Major Improvements to the Mixed-Use Parcels is based on an engineer's allocation as described in Section V.C and shown in Table V-B. The engineer's allocation is further described in Appendix B. The costs of the Initial Major Improvements allocated to the Mixed-Use Parcels will be paid by the Developer without reimbursement.

2 - Allocation of Additional Major Improvements to Phase #1, Phase #2, and the Major Improvement Area is based on the methodologies described in Section V.C and shown in Table V-C.

D. DESCRIPTIONS AND COSTS OF PHASE #1 IMPROVEMENTS

The construction of the Phase #1 Improvements that benefit the Phase #1 Assessed Property commenced in May 2022 and the Phase #1 Improvements were completed and accepted by the City on June 8, 2023. 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 Budgeted Costs of the Initial Major Improvements, the proportionate share of the Budgeted Costs of the Additional Major Improvements, and the Budgeted Costs of the Phase #1 Improvements. The Budgeted Costs of the Phase #1 Projects are shown in Table III-C 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 Initial Major Improvements and the Additional Major Improvements that are a portion of the Phase #1 Projects can be found in Section III.B and Section III.C, respectively.

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 curb, sidewalks, retaining walls, signage and traffic control devices. 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 include 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.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Phase #1 Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, and contingency.

Table III-C
Budgeted Costs – Phase #1 Projects

Authorized Improvements	Phase #1 Improvements¹	Proportional Share of Initial Major Improvements^{1,2}	Proportional Share of Additional Major Improvements²	Total Phase #1 Projects
Road improvements	\$1,561,000	\$46,604	\$827,576	\$2,435,180
Water improvements	\$658,000	\$12,238	\$251,994	\$922,232
Sanitary sewer improvements	\$593,000	\$36,901	\$147,188	\$777,089
Storm drainage improvements	\$741,000	\$0	\$686,697	\$1,427,697
Soft and miscellaneous costs	\$1,220,093	\$41,812	\$290,951	\$1,552,855
Total	\$4,773,093	\$137,554	\$2,204,406	\$7,115,053

Note: Costs provided by Dowdey, Anderson & Associates, Inc. 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 Phase #1 Projects amount does not change.

¹The Phase #1 Improvements and the proportional share of the Initial Major Improvements are referred to collectively as the Phase #1 Initial Projects.

²See Table III-A and Table III-B. The Initial Major Improvements allocated to Phase #1 are reimbursable as a portion of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects). The Additional Major Improvements allocated to Phase #1 are reimbursable as the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

E. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The construction of the Phase #2 Improvements that benefit the Phase #1 Assessed Property commenced in the first quarter of 2024 and is anticipated to be completed by the end of the second quarter of 2025. The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Phase #2 Projects include Phase #2's proportionate share of the Budgeted Costs of the Initial Major Improvements, the proportionate share of the Budgeted Costs of the Additional Major Improvements, and the Budgeted Costs of the Phase #2 Improvements. The Budgeted Costs of the Phase #2 Projects are shown in Table III-D 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 #2 Improvements are as follows, and a description of the Initial Major Improvements and the Additional Major Improvements that are a portion of the Phase #2 Projects can be found in Section III.B and Section III.C, respectively.

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, removal of existing curb, sidewalks, retaining walls, signage and traffic control devices. The Phase #2 roadway improvements include an allocable share of perimeter road improvements. 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 gate valves and boxes, fire hydrants, and tapping sleeves. The Phase #2 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements

The sanitary sewer collection system portion of the Phase #2 Improvements includes PVC pipes, manholes, service lines, 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 and R.C.P.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.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Phase #2 Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, and contingency.

Table III-D
Budgeted Costs – Phase #2 Projects

Authorized Improvements	Phase #2 Improvements¹	Proportional Share of Initial Major Improvements^{1,2}	Proportional Share of Additional Major Improvements²	Total Phase #2 Projects
Road improvements	\$5,409,683	\$87,438	\$1,552,695	\$7,049,817
Water improvements	\$1,963,890	\$22,961	\$472,790	\$2,459,640
Sanitary sewer improvements	\$1,385,720	\$69,233	\$276,154	\$1,731,107
Storm drainage improvements	\$2,454,513	\$0	\$1,288,377	\$3,742,890
Soft and miscellaneous costs	\$1,810,582	\$78,447	\$545,881	\$2,434,909
Total	\$13,024,387	\$258,079	\$4,135,897	\$17,418,364

Note: Costs provided by Dowdey, Anderson & Associates, Inc. The figures shown in Table III-D may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Phase #2 Projects amount does not change.

¹The Phase #2 Improvements and the proportional share of the Initial Major Improvements are referred to collectively as the Phase #2 Initial Projects.

²See Table III-A and Table III-B. The Initial Major Improvements allocated to Phase #2 are reimbursable as a portion of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects). The Additional Major Improvements allocated to Phase #2 are reimbursable as a portion of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

F. FUTURE PHASES AND FUTURE MAJOR IMPROVEMENTS

As Future Phases are developed, additional Bonds may be issued and/or obligations may be incurred under the Reimbursement Agreement to finance Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Assessed Property within the PID and that will be constructed with the development of Phases #5 and #6 (e.g. a Table III-E will be added to show the costs for the specific Authorized Improvements financed within the specific Phase being developed or the tables above will be updated to reflect the allocation of the costs of the Future Major Improvements, as applicable.) for each Future Phase. As Bonds are issued and/or obligations are incurred under the Reimbursement Agreement for each Future Phase, this Service and Assessment Plan will be updated to identify the specific Authorized Improvements financed by such Bonds or the Reimbursement Agreement that benefit each Future Phase.

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IV. SERVICE PLAN

A. PROJECTED 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. Construction of the Phase #1 Improvements and the Initial Major Improvements commenced in May 2022, and were accepted by the City on June 8, 2023. Construction of the Additional Major Improvements commenced in 2nd quarter of 2023 and is expected to be completed in 2029. Construction of the Phase #2 Improvements commenced in the first quarter of 2024 and is expected to be complete in the 2nd quarter of 2025.

The original Budgeted Costs for the Phase #1 Initial Projects (consisting of Phase #1 Improvements and Phase #1's pro rata portion of Initial Major Improvements) and Phase #1 Additional Major Improvements (consisting of Phase #1's pro rata portion of Additional Major Improvements), and payment of its allocated portion of the expenses incurred in the establishment, administration and operation of the PID was \$7,302,002 as shown in Table IV-A.1. The revised Budget Costs for the Phase #1 Initial Projects and Phase #1 Additional Major Improvements is \$7,160,053.

The Budgeted Costs for the Phase #2 Initial Projects (consisting of Phase #2 Improvements and Phase #2's pro rata portion of Initial Major Improvements), and Phase #2 Additional Major Improvements (consisting of Phase #2's pro rata portion of Additional Major Improvements), and payment of its allocated portion of the expenses incurred in the establishment, administration and operation of the PID is \$17,468,364 as shown in Table IV-B. 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 Rolls. Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The total original Budgeted Costs for the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels was \$99,560 as shown in Section V.C. The revised Budgeted Costs for the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels is \$126,694. This amount will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement, and the Mixed-Use Parcels will not be assessed. The property within Phase #1 and the Major Improvement Area is not assessed for any portion of costs allocated to the Mixed-Use Parcels based on the benefit to the Mixed-Use Parcels from the Initial Major Improvements and Additional Major Improvements.

As Future Phases are developed and/or the Future Major Improvements are constructed, this Service and Assessment Plan will be amended to provide updated information on the Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the

property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID (e.g. a table will be added for Phase #3, etc.).

Phase #1

Table IV-A.1 shows the original projected sources and uses of: (i) the Phase #1 Initial Projects (consisting of the Phase #1 Improvements and Phase #1's pro-rata share of the costs of the Initial Major Improvements), and (ii) the Phase #1 Additional Major Improvements (consisting of Phase #1's pro-rata share of the costs of the Additional Major Improvements), as well as other costs related to the levy of assessments against property within Phase #1. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-A.1
Projected Sources and Uses – Phase #1 - Original

Sources of Funds	Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)	Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)	Total
Assessment amount	\$4,945,798	\$1,760,000	\$6,705,798
Other funding sources	\$0	\$596,204	\$596,204
Total Sources	\$4,945,798	\$2,356,204	\$7,302,002
Uses of Funds			
<u>Initial Major Improvements¹:</u>			
Roadway improvements	\$46,655	\$0	\$46,655
Water improvements	\$12,251	\$0	\$12,251
Sanitary sewer improvements	\$36,941	\$0	\$36,941
Soft and miscellaneous costs	\$41,857	\$0	\$41,857
<i>Subtotal</i>	<i>\$137,705</i>	<i>\$0</i>	<i>\$137,705</i>
<u>Additional Major Improvements¹:</u>			
Roadway improvements	\$0	\$604,395	\$604,395
Water improvements	\$0	\$191,253	\$191,253
Sanitary sewer improvements	\$0	\$133,269	\$133,269
Storm drainage improvements	\$0	\$805,629	\$805,629
Soft and miscellaneous costs	\$0	\$611,658	\$611,658
<i>Subtotal</i>	<i>\$0</i>	<i>\$2,346,204</i>	<i>\$2,346,204</i>
<u>Phase #1 Improvements¹:</u>			
Roadway improvements	\$1,561,000	\$0	\$1,561,000
Water improvements	\$658,000	\$0	\$658,000
Sanitary sewer improvements	\$593,000	\$0	\$593,000
Storm drainage improvements	\$741,000	\$0	\$741,000
Soft and miscellaneous costs	\$1,220,093	\$0	\$1,220,093
<i>Subtotal</i>	<i>\$4,773,093</i>	<i>\$0</i>	<i>\$4,773,093</i>
<u>Other Assessment Levy Costs:</u>			
First year Administrative Expenses	\$35,000	\$10,000	\$45,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$10,000</i>	<i>\$45,000</i>
Total Uses	\$4,945,798	\$2,356,204	\$7,302,002

¹See Table III-C for details.

Table IV-A.2 shows the revised projected sources and uses of: (i) the Phase #1 Initial Projects (consisting of the Phase #1 Improvements and Phase #1's pro-rata share of the costs of the Initial Major Improvements), and (ii) the Phase #1 Additional Major Improvements (consisting of Phase #1's pro-rata share of the costs of the Additional Major Improvements), as well as other costs related to the levy of assessments against property within Phase #1. Tables included in this Section may be rounded to the nearest whole dollar.

Table IV-A.2
Projected Sources and Uses – Phase #1 - Revised

Sources of Funds	Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)	Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)	Total
Assessment amount	\$4,945,647	\$1,760,000	\$6,705,647
Other funding sources	\$0	\$454,406	\$454,406
Total Sources	\$4,945,647	\$2,214,406	\$7,160,053
Uses of Funds			
<u>Initial Major Improvements¹:</u>			
Roadway improvements	\$46,604	\$0	\$46,604
Water improvements	\$12,238	\$0	\$12,238
Sanitary sewer improvements	\$36,901	\$0	\$36,901
Soft and miscellaneous costs	\$41,812	\$0	\$41,812
<i>Subtotal</i>	<i>\$137,554</i>	<i>\$0</i>	<i>\$137,554</i>
<u>Additional Major Improvements¹:</u>			
Roadway improvements	\$0	\$827,576	\$827,576
Water improvements	\$0	\$251,994	\$251,994
Sanitary sewer improvements	\$0	\$147,188	\$147,188
Storm drainage improvements	\$0	\$686,697	\$686,697
Soft and miscellaneous costs	\$0	\$290,951	\$290,951
<i>Subtotal</i>	<i>\$0</i>	<i>\$2,204,406</i>	<i>\$2,204,406</i>
<u>Phase #1 Improvements¹:</u>			
Roadway improvements	\$1,561,000	\$0	\$1,561,000
Water improvements	\$658,000	\$0	\$658,000
Sanitary sewer improvements	\$593,000	\$0	\$593,000
Storm drainage improvements	\$741,000	\$0	\$741,000
Soft and miscellaneous costs	\$1,220,093	\$0	\$1,220,093
<i>Subtotal</i>	<i>\$4,773,093</i>	<i>\$0</i>	<i>\$4,773,093</i>
<u>Other Assessment Levy Costs:</u>			
First year Administrative Expenses	\$35,000	\$10,000	\$45,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$10,000</i>	<i>\$45,000</i>
Total Uses	\$4,945,647	\$2,214,406	\$7,160,053

¹See Table III-C for details.

The Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) are obligations of the City under the Reimbursement Agreement payable solely from applicable Phase #1 Assessment Revenues in accordance with the Reimbursement Agreement, the PID Statute and this Service and Assessment Plan.

Phase #2

Table IV-B shows the projected sources and uses of: (i) the Phase #2 Initial Projects (consisting of the Phase #2 Improvements and Phase #2's pro-rata share of the costs of the Initial Major Improvements), and (ii) the Phase #2 Additional Major Improvements (consisting of Phase #2's pro-rata share of the costs of the Additional Major Improvements), as well as other costs related to the levy of assessments against property within Phase #2. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-B
Projected Sources and Uses – Phase #2

Sources of Funds	Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects)	Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements)	Total
Assessment amount	\$13,317,466	\$2,548,247	\$15,865,713
Other funding sources	\$0	\$1,602,650	\$1,602,650
Total Sources	\$13,317,466	\$4,150,897	\$17,468,364
Uses of Funds			
<u>Initial Major Improvements¹:</u>			
Roadway improvements	\$87,438	\$0	\$87,438
Water improvements	\$22,961	\$0	\$22,961
Sanitary sewer improvements	\$69,233	\$0	\$69,233
Soft and miscellaneous costs	\$78,447	\$0	\$78,447
<i>Subtotal</i>	<i>\$258,079</i>	<i>\$0</i>	<i>\$258,079</i>
<u>Additional Major Improvements¹:</u>			
Roadway improvements	\$0	\$1,552,695	\$1,552,695
Water improvements	\$0	\$472,790	\$472,790
Sanitary sewer improvements	\$0	\$276,154	\$276,154
Storm drainage improvements	\$0	\$1,288,377	\$1,288,377
Soft and miscellaneous costs	\$0	\$545,881	\$545,881
<i>Subtotal</i>	<i>\$0</i>	<i>\$4,135,897</i>	<i>\$4,135,897</i>
<u>Phase #2 Improvements¹:</u>			
Roadway improvements	\$5,409,683	\$0	\$5,409,683
Water improvements	\$1,963,890	\$0	\$1,963,890
Sanitary sewer improvements	\$1,385,720	\$0	\$1,385,720
Storm drainage improvements	\$2,454,513	\$0	\$2,454,513
Soft and miscellaneous costs	\$1,810,582	\$0	\$1,810,582
<i>Subtotal</i>	<i>\$13,024,387</i>	<i>\$0</i>	<i>\$13,024,387</i>
<u>Other Assessment Levy Costs:</u>			
First year Administrative Expenses ²	\$35,000	\$15,000	\$50,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$15,000</i>	<i>\$50,000</i>
Total Uses	\$13,317,466	\$4,150,897	\$17,468,364

¹See Table III-D for details.

²To be funded by the Developer.

The Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) and the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) are obligations of the City under the Reimbursement Agreement payable solely from applicable Phase #2 Assessment Revenues in accordance with the Reimbursement Agreement, the PID Statute and this Service and Assessment Plan.

B. PROJECTED FIVE YEAR SERVICE PLAN

Phase #1

The annual projected costs and annual projected indebtedness for Phase #1 is shown by Table IV-C. 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.

Table IV-C
Annual Projected Costs and Annual Projected Indebtedness – Phase #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #1 Annual Installments
1-3	\$5,388,529	\$0	\$0	\$2,050,235
4	\$442,881	\$6,705,647	\$0	\$684,881
5	\$442,881	\$0	\$90,881	\$685,646
6	\$442,881	\$0	\$90,881	\$616,432
7	\$442,881	\$0	\$90,881	\$615,556
8	\$0	\$0	\$90,881	\$614,673
9	\$0	\$0	\$90,881	\$613,781
10	\$0	\$0	\$0	\$612,878
Total	\$7,160,053	\$6,705,647	\$454,406	\$6,494,081

¹Annual projected indebtedness represents the total assessment levied on the property.

²Annual projected costs represent 75% of the Budgeted Costs of the Phase #1 Initial Projects in year 1, 25% of the Budgeted Costs of the Phase #1 Initial Projects in year 2, and 20% of the Budgeted Costs of the Phase #1 Additional Major Improvements in each of years 3 through 7.

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Phase #1 Projects shown in Table III-C and the costs associated with setting up the PID shown in Table IV-A.1. 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 by Table IV-D. 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-D
Annual Projected Costs and Annual Projected Indebtedness – Phase #2

Year	Annual Projected Cost ¹	Annual Projected Indebtedness ²	Other Funding Sources	Projected Phase #2 Annual Installments
1	\$13,317,466	\$15,865,713	\$0	\$1,160,961
2	\$1,037,724	\$0	\$0	\$1,161,108
3	\$1,037,724	\$0	\$0	\$1,160,610
4	\$1,037,724	\$0	\$564,926	\$1,160,468
5	\$1,037,724	\$0	\$1,037,724	\$1,159,627
6	\$0	\$0	\$0	\$1,160,086
7	\$0	\$0	\$0	\$1,159,737
8	\$0	\$0	\$0	\$1,159,578
Total	\$17,468,364	\$15,865,713	\$1,602,650	\$9,282,174

¹Annual projected costs represent 100% of the Budgeted Costs of the Phase #2 Initial Projects in year 1, and 20% of the Budgeted Costs of the Phase #2 Additional Major Improvements in years 2 through 5.

²Annual projected indebtedness represents the total assessment levied on the property.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Phase #2 Projects shown in Table III-D and the costs associated with setting up the PID shown in Table IV-B. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Future Phases

As Future Phases are developed Table IV-E will be added to identify the Authorized Improvements to be financed by each new series of Bonds and/or under the Reimbursement Agreement and the projected indebtedness resulting from each additional series of Bonds and/or obligations under the Reimbursement Agreement.

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”). The PID Assessment Notice is attached hereto as Appendix E 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 financing of Authorized Improvements for the benefit of Assessed Property within the PID anticipates 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. In addition to the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements), the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) and the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements), subsequent obligations under the Reimbursement Agreement and/or bond financings may be incurred or issued in the future as the subsequent Future Phases are gradually constructed.

The purpose of levying Assessments for the purpose of securing PID Bonds and/or obligations under the Reimbursement Agreement in phases is to mirror the actual private development of the Authorized Improvements. PID Bonds, if and when 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 Major Improvement Area Projects, Phase #1 Projects, and Phase #2 Projects shall be allocated as described below:

1. The costs of the Phase #1 Projects that only benefit Phase #1 shall be allocated to Phase #1 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 Initial Major Improvements and Additional Major Improvements are first proportionally allocated to the Mixed-Use Parcels based on an engineer's allocation as allocation as described in Section V.C and shown in Table V-A, Table V-B, and Table V-C and further described in Appendix B. The Actual Costs of the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement and will not be levied against the Mixed-Use Parcels. The remaining costs of the Initial Major Improvements and Additional Major Improvements will be allocated to the Phase #1 Assessed Property, Phase #2 Assessed Property, and the Major Improvement Area based on estimated Equivalent Units calculated using the average home price for the Phase #1 Assessed Property, Phase #2 Assessed Property, and the Major Improvement Area. Assessments relating to the pro-rata share of the Initial Major Improvements and Additional Major Improvements allocated to Future Phases are anticipated to be levied with the development of such Future Phase.
3. The costs of the Phase #2 Projects that only benefit Phase #2 shall be allocated to Phase #2 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.

Table V-A, Table V-B, and Table-V-C provides the estimated allocation of costs of the Authorized Improvements constituting Initial Major Improvements and the estimated allocation of costs of the Authorized Improvements constituting Additional Major Improvements.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within the Future Phases will receive from the Authorized Improvements that will benefit each individual Future Phase or from Future Major Improvements, if any, and that are to be financed with Bonds and/or future obligations under the Reimbursement Agreement. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Initial Major Improvements, the Additional Major Improvements, the Phase #1 Improvements, and Phase #2 Improvements, as applicable.

In connection with the issuance of future Bonds and/or future obligations under the Reimbursement Agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within the Future Phases receives from the specific Authorized Improvements funded with the issuance such Bonds and/or future obligations under the Reimbursement Agreements. 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 Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, and Phase #2 Improvements, as applicable, (ii) provides the basis and justification for the determination that the portion of this special benefit allocated to Phase #1 and Phase #2 exceeds the amount of the Assessments levied on the Phase #1 Assessed Property and Phase #2 Assessed Property, respectively, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Initial Major Improvements, the Additional Major Improvements, Phase #1 Improvements, and Phase #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 or Future Major Improvements are constructed, in connection with the issuance of Bonds and/or future obligations under the Reimbursement Agreement, this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phases.

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.2 and Table IV-B 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 Assessments will repay financing that is on advantageous terms, as the Bonds which may be 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 INITIAL MAJOR IMPROVEMENT COSTS AND ADDITIONAL MAJOR IMPROVEMENT COSTS TO MIXED-USE PARCELS AND ASSESSED PROPERTY

The Initial Major Improvements and Additional Major Improvements will provide a special benefit to all property in the PID except for the Non-Benefitted Property. Accordingly, the Actual Costs of the Initial Major Improvements and Additional Major Improvements must be allocated to all benefitted property within the PID. As described in Appendix B, the Mixed-Use Parcels receive approximately 1.41 percent of the special benefit from the roadway improvements included as part of the Initial Major Improvements and the Additional Major Improvements. As a result, the roadway improvements portion of Initial Major Improvements and Additional Major Improvements are first proportionally allocated to the Mixed-Use Parcels based on an engineer's allocation described in Appendix B. As shown in Table V-A, Table V-B, and Table V-C herein, the proportional share of the roadway improvements portion of the Initial Major Improvements allocated to the Mixed-Use Parcels is \$7,135 and the proportional share of the roadway improvements portion of the Additional Major Improvements allocated to the Mixed-Use Parcels is \$126,694. According to the project engineer, Dowdey, Anderson & Associates, Inc., the water improvements, sanitary sewer improvements, storm drainage improvements, and other soft and miscellaneous costs portion of the Initial Major Improvements and Additional Major Improvements, as applicable, do not provide a special benefit to the Mixed-Use Parcels and are, therefore, not allocable to the Mixed-Use Parcels. As shown in Appendix B, the total proportional share of the Budgeted Costs of the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcel is \$133,828 (i.e. $\$7,135 + \$126,694 = \$133,828$). The Actual Costs of the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer without reimbursement in lieu of assessments being levied against this property for the benefit it receives and will not be levied against the Mixed-Use Parcels. The remaining costs of the Initial Major Improvements (\$1,472,431) and Additional Major Improvements (\$23,596,741) will be allocated to the Phase #1 Assessed Property, Phase #2 Assessed Property and the Major Improvement Area based on estimated Equivalent Units calculated using the average home price for the Phase #1 Assessed Property, Phase #2 Assessed Property, and the Major Improvement Area.

Table V-A summarizes the allocation of Budgeted Costs of the Initial Major Improvements allocable to the Mixed-use Parcels and Assessed Property. The Budgeted Costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

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Table V-A
Allocation of Initial Major Improvements to the Mixed-Use Parcel and Assessed Property

Authorized Improvement	Total Costs	Mixed-Use Parcels		Assessed Property	
		% Allocation ¹	Share of Costs ²	% Allocation	Share of Costs
Roadway improvements	\$506,000	1.41%	\$7,135	98.59%	\$498,865
Water improvements	\$131,000	0.00%	\$0	100.00%	\$131,000
Sanitary sewer improvements	\$395,000	0.00%	\$0	100.00%	\$395,000
Storm drainage improvements	\$447,566	0.00%	\$0	100.00%	\$447,566
Total	\$1,479,566		\$7,135		\$1,472,431

¹Based on the engineer's allocation described in Appendix B.

²The Actual Costs of the Initial Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer without reimbursement.

Table V-B.1 summarizes the allocation of original Budgeted Costs of the Additional Major allocable to the Mixed-Use Parcels and Assessed Property. The original Budgeted Costs shown in Table V-B.1 were estimates and were revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Table V-B
Allocation of Additional Major Improvements to the Mixed-Use Parcel and Assessed Property

Authorized Improvement	Total Costs	Mixed-Use Parcel		Assessed Property	
		% Allocation ¹	Share of Costs ²	% Allocation	Share of Costs
Roadway improvements	\$8,985,364	1.41%	\$126,694	98.59%	\$8,858,670
Water improvements	\$2,697,431	0.00%	\$0	100.00%	\$2,697,431
Sanitary sewer improvements	\$1,575,555	0.00%	\$0	100.00%	\$1,575,555
Storm drainage improvements	\$7,350,644	0.00%	\$0	100.00%	\$7,350,644
Other soft and miscellaneous costs	\$3,114,440	0.00%	\$0	100.00%	\$3,114,440
Total	\$23,723,434		\$126,694		\$23,596,741

¹Based on the engineer's allocation described in Appendix B.

²The Actual Costs of the Additional Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer without reimbursement.

Table V-C summarizes the allocation of Budgeted Costs of the remaining Initial Major Improvements and Additional Major Improvements, net of any allocation to the Mixed-Use Parcels, allocable to the Phase #1 Assessed Property and the Major Improvement Area. The Budgeted Costs shown in Table V-C 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 152 residential units. As shown in Appendix F, the total Equivalent Units for Phase #1 is calculated as 102.42. The Major Improvement Area is projected to contain 1,285 residential units resulting in a total of 993.92 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in the PID is, therefore, calculated to be 1,096.34 (i.e., 102.42 + 993.92 = 1,096.34). As a result, 9.34 percent of the Budgeted Costs of the net Initial Major Improvements and Additional Major Improvements (i.e. $102.42 \div 1,096.34 = 9.34\%$) are allocated to the Phase #1 Assessed Property and 90.66 percent of the Budgeted Costs off the net Initial Major

Improvements and Additional Major Improvements (i.e., $102.42 \div 1,096.34 = 90.66\%$) are allocated to the Future Phases. The Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) represents Phase #1's proportionate share of the Budgeted Costs of the Initial Major Improvements and the Phase #1 Improvements. The Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) represents Phase #1's proportionate share of the Budgeted Costs of the Additional Major Improvements.

Table V-C
Allocation of Initial Major Improvements and Additional Major Improvements to Phase #1 and Future Phases

Authorized Improvement	Initial Major Improvements allocated to Assessed Property¹	Additional Major Improvements allocated to Assessed Property²
Roadway improvements	\$498,865	\$8,858,670
Water improvements	\$131,000	\$2,697,431
Sanitary sewer improvements	\$395,000	\$1,575,555
Storm drainage improvements	\$447,566	\$7,350,644
Other soft and miscellaneous costs	\$0	\$3,114,440
Total Major Improvement Projects	\$1,472,431	\$23,596,741
Phase #1		
Projected Equivalent Units	102.42	102.42
% of total units	9.34%	9.34%
Proportionate Share of Costs	\$137,554	\$2,204,406
Future Phases (Major Improvement Area)		
Projected Equivalent Units	993.92	993.92
% of total units	90.66%	90.66%
Proportionate Share of Costs	\$1,334,877	\$21,392,335

¹See Table V-A for allocation of Initial Major Improvements to the Mixed-Use Parcel and Assessed Property.

²See Table V-B for allocation of Additional Major Improvements to the Mixed-Use Parcel and Assessed Property.

As shown in Table V-C above, 90.66% of the costs of the Initial Major Improvements and Additional Major Improvements have been allocated to the Future Phases, which is composed of Phase #2 and the Future Phases. Phase #2 is projected to contain 268 residential units. As shown in Appendix F, the total Equivalent Units for Phase #2 is calculated as 192.16. The Future Phases are projected to contain 1,017 residential units resulting in a total of 801.76 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in Phase #2 and the Future Phases is, therefore, calculated to be 993.92 (i.e., $192.16 + 801.76 = 993.92$). As a result, 19.33% of the portion of the Budgeted Costs of the Initial Major Improvements and Additional Major Improvements allocable to the Future Phases (i.e. $192.16 \div 993.92 = 19.33\%$) are allocated to Phase #2 and 80.67% of the portion of the Budgeted Costs of the Initial Major Improvements and Additional Major Improvements (i.e. $801.76 \div 993.92 = 80.67\%$) are allocated to the Future Phases.

Table V-D
Allocation of Proportional Initial Major Improvements and Additional Major Improvements Costs to Phase #2 and Future Phases

Authorized Improvement	Initial Major Improvements allocated to Assessed Property¹	Additional Major Improvements allocated to Assessed Property²
Roadway improvements	\$452,261	\$8,031,094
Water improvements	\$118,762	\$2,445,437
Sanitary sewer improvements	\$358,099	\$1,428,367
Storm drainage improvements	\$405,754	\$6,663,947
Other soft and miscellaneous costs	\$0	\$2,823,489
Total Major Improvement Area Projects	\$1,334,877	\$21,392,335
Phase #2		
Projected Equivalent Units	192.16	192.16
% of total units	19.33%	19.33%
Proportionate Share of Costs	\$258,079	\$4,135,897
Future Phases		
Projected Equivalent Units	801.76	801.76
% of total units	80.67%	80.67%
Proportionate Share of Costs	\$1,076,798	\$17,256,437

¹See Table V-A for allocation of Initial Major Improvements to the Mixed-Use Parcel and Assessed Property.

²See Table V-B for allocation of Additional Major Improvements to the Mixed-Use Parcel and Assessed Property.

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 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 under the Reimbursement Agreement and represented by the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) shall be allocated to the Phase #1 Assessed Property by spreading the entire respective Assessment across the Parcels of Phase #1 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the costs of the Phase #1 Initial Projects and the Phase #1 Additional Major Improvements, as set forth in Table III-C, the City Council has determined that: (i) the benefit to

Phase #1 Assessed Property from the Phase #1 Initial Projects is at least equal to the total of the Phase #1 Assessments – Phase #1 Initial Projects; and (ii) the benefit to the Phase #1 Assessed Property from the Phase #1 Additional Major Improvements is at least equal to the total of the Phase #1 Assessments – Phase #1 Additional Major Improvements.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent 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 Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for 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 of Phase #1 Assessed Property related to the Phase #1 Initial Projects is shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects attached as Appendix G, and the Assessment and Annual Installments for each Parcel or Lot located within Phase #1 related to the Phase #1 Additional Major Improvements is shown on the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. 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 Initial Projects and the Phase #2 Additional Major Improvements to be financed under the Reimbursement Agreement and represented by the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) and the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) shall be allocated to the Phase #2 Assessed Property by spreading the entire respective Assessment across the Parcels of Phase #2 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the costs of the Phase #2 Initial Projects and the Phase #2 Additional Major Improvements, as set forth in Table III-D, the City Council has determined that: (i) the benefit to Phase #2 Assessed Property from the Phase #2 Initial Projects and Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) is at least equal to the total of the Phase #2 Assessments – Phase #2 Initial Projects; and (ii) the benefit to the Phase #2 Assessed Property from the Phase #2 Additional Major Improvements is at least equal to the total of the Phase #2 Assessments – Phase #2 Additional Major Improvements.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent 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 Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for 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 of Phase #2 Assessed Property related to the Phase #2 Initial Projects and the Phase #2 Additional Major Improvements are shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects and Phase #2 Assessment Roll – Phase #2 Additional Major Improvements attached as Appendix I and Appendix J, respectively, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Future Phases

When any given Future Phase is developed, 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 Phase #1 Assessments – Phase #1 Initial Projects and the Phase #1 Assessments - Phase #1 Additional Major Improvements have been levied on each Parcel or Lot of Phase #1 Assessed Property according to the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, attached as Appendix G and Appendix H, respectively. The Phase #2 Assessments – Phase #2 Initial Projects and the Phase #2 Assessments - Phase #2 Additional Major Improvements are being levied on each Parcel or Lot of Phase #2 Assessed Property according to the Phase #2 Assessment Roll – Phase #2 Initial Projects and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, attached as Appendix I and Appendix J, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix F 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.

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, if and when Bonds are issued, by no more than one half of one percent (0.50%) (the “Additional Interest”). The interest rate used to determine the Assessments securing any such Bonds 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”). If applicable, 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. No Additional Interest will be collected from Assessments that do not secure a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Annual Installments shall be collected from Phase #1 Assessed Property in an amount sufficient to (i) pay principal and interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) for the Phase #1 Initial Projects, (ii) pay principal and interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) for the Phase #1 Additional Major Improvements (iii) if and when Bonds are issued, to fund the Additional Interest Reserve(s) the Bonds as described in Section V, and (iv) to pay Administrative Expenses related to Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Annual Installments shall be collected from Phase #2 Assessed Property in an amount sufficient to (i) pay principal and interest on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) for the Phase #2 Initial Projects, (ii) pay principal and interest on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) for the Phase #2 Additional Major Improvements, (ii) if and when Bonds are issued, to fund the Additional Interest Reserve(s) the Bonds as described in Section V, and (iii) to pay Administrative Expenses related to Phase #2. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

C. 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 the 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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D. 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 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.

E. 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 of the Phase #1 Assessed Property or Phase #2 Assessed Property exceeds the applicable Phase #1 Maximum Assessment Per Unit or Phase #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 or Phase #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.

F. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or obligation created 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 related obligation under the Reimbursement Agreement, resulting in excess Bond proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, as the case may be, and such excess proceeds shall be applied to redeem Bonds and/or obligations under the Reimbursement Agreement may be reduced as provided in the Indenture or the terms of the Reimbursement Agreement, 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 pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. 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 and in accordance with the applicable Trust Indenture and/or Reimbursement Agreement.
2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under the Reimbursement Agreement, as the case may be, as provided in the Indenture or the terms of 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 the Bonds and/or repay obligations

under the Reimbursement Agreement, including interest on the Bonds (including Additional Interest) and/or interest due under the Reimbursement Agreement and Administrative Expenses. 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 Equivalent 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 pro rata to 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 reimbursement agreement.

G. 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 and/or Reimbursement Agreement, as applicable; 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

Phase #1

Each Assessment for the Phase #1 Assessed Property shall be paid with interest based on the actual interest rate paid on either (i) the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) or (ii) the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) as shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase

#1 Assessment Roll - Phase #1 Additional Major Improvements, respectively. Interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) shall be paid based on an interest rate of 9.03% per annum for years 1 through 5 and 6.03% per annum following the fifth Annual Installment. Interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) shall be paid based on an interest rate of 9.03% per annum for years 1 through 5 and 6.03% per annum following the fifth Annual Installment. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during 30 days prior to the levy of Assessments was 4.03%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, respectively.

Phase #2

Each Assessment for the Phase #2 Assessed Property shall be paid with interest based on the actual interest rate paid on either (i) the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) as shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects or (ii) the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) as shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, respectively. Interest on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) shall be paid based on an interest rate of 5.54% per annum for years 1 through 30. Interest on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) shall be paid based on an interest rate of 5.54% per annum for years 1 through 30. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during 30 days prior to the levy of Assessments was 4.54%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, respectively.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and/or obligations 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 future Bonds and/or issue Bonds to refund obligations created 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.

H. 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 to a prepayment reserve. 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.

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.

Phase #1

The collection of the first Annual Installment from any Lot or Parcel for the Phase #1 Assessments - Phase #1 Initial Projects shall commence upon the earlier of: (i) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #1 Initial Projects and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Initial 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 Phase #1 Initial Projects on the Phase #1 Assessed Property. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

The collection of the first Annual Installment from any Lot or Parcel for the Phase #1 Assessments - Phase #1 Additional Major Improvements shall commence upon the earlier of: (i) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for the Phase #1 Additional Major Improvements and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Additional Major Improvements 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 Phase #1 Additional Major Improvements on the Phase #1 Assessed Property. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

Phase #2

The collection of the first Annual Installment from any Lot or Parcel for the Phase #2 Assessments – Phase #2 Initial Projects shall commence upon the earlier of: (i) September 1, 2025, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #2 Initial Projects and such that upon the issuance of such Bonds, all Assessments levied for the Phase #2 Initial 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 Phase #2 Initial Projects on the Phase #2 Assessed Property. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

The collection of the first Annual Installment from any Lot or Parcel for the Phase #2 Assessments – Phase #2 Additional Major Improvements shall commence upon the earlier of: (i) September 1, 2025, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #2 Additional Major Improvements and such that upon the issuance of such Bonds, all Assessments levied for the Phase #2 Additional Major Improvements 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 Phase #2 Additional Major Improvements on the Phase #2 Assessed Property. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

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VII. THE ASSESSMENT ROLL

A. PHASE #1 ASSESSMENT ROLL – PHASE #1 INITIAL PROJECTS AND PHASE #1 ASSESSMENT ROLL – ADDITIONAL MAJOR IMPROVEMENTS

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 Phase #1.

The Phase #1 Assessed Property has been assessed separately for the special benefits conferred upon the property resulting from (i) the Phase #1 Initial Projects being constructed at this time and (ii) the Phase #1 Additional Major Improvements. Table VII-A summarizes the \$7,302,002 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Projects, the Administrative Expenses related to Phase #1, and a portion of the costs of the PID formation. The Assessment being levied in connection with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) is \$4,945,798 and the Assessment being levied in connection with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) is \$1,760,000. The total of these two assessments being levied against the Phase #1 Assessed Property is \$6,705,798 which is less than or equal to the benefit received by the Phase #1 Assessed Property from the Phase #1 Projects. Accordingly, the total Assessment to be applied to all of the Phase #1 Assessed Property is \$6,705,798 plus, interest, Additional Interest if and when Bonds are issued, and 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 - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements are attached hereto as Appendix G and Appendix H, respectively. As Phases are developed, this SAP will be amended to identify the specific Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID; and, the SAP will be amended to update the summary of the special benefits received by the Major Improvement Area Projects to include any Future Major Improvements being undertaken.

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Table VII-A
Phase #1
Special Benefit Summary

Special Benefit	Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)	Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)	Total
Phase #1 Improvements ¹	\$4,773,093	\$0	\$4,773,093
Pro- rata share of Initial Major Improvements ¹	\$137,705	\$0	\$137,705
Pro- rata share of Additional Major Improvements ¹	\$0	\$2,204,406	\$2,204,406
<i>Total Phase #1 Projects</i>	<i>\$4,910,798</i>	<i>\$2,204,406</i>	<i>\$7,115,053</i>
Other Assessment Levy Costs			
First year Administrative Expenses	\$35,000	\$10,000	\$45,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$10,000</i>	<i>\$45,000</i>
Total Special Benefit	\$4,945,798	\$2,356,204	\$7,302,002
Special Benefit:			
Total Special Benefit	\$4,945,798	\$2,214,406	\$7,160,053
Assessment	\$4,945,798	\$1,760,000	\$6,705,798
Excess Benefit	\$0	\$454,406	\$454,406

¹See Table III-C for details.

B. PHASE #2 ASSESSMENT ROLL – PHASE #2 INITIAL PROJECTS AND PHASE #2 ASSESSMENT ROLL – PHASE #2 ADDITIONAL MAJOR IMPROVEMENTS

The City Council has evaluated each Parcel in Phase #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 Phase #2.

The Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property resulting from (i) the Phase #2 Initial Projects being constructed at this time and (ii) the Phase #2 Additional Major Improvements. Table VII-B summarizes the \$17,468,364 in special benefit received by the Phase #2 Assessed Property from the Phase #2 Projects, the Administrative Expenses related to Phase #2, and a portion of the costs of the PID formation. The Assessment being levied in connection with the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) is \$13,317,466 and the Assessment being levied in connection with the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) is \$2,548,247. The total of the two Assessments being levied against the Phase #2 Assessed Property is \$15,865,713, which is less than or equal to the benefit received by the Phase #2 Assessed Property from the Phase #2 Projects. Accordingly, the total Assessment to be applied to all of the Phase #2 Assessed Property is \$15,865,713 plus, interest, Additional Interest if and when Bonds are issued, and annual Administrative Expenses. The Assessment for each Phase #2 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Phase #2 Assessment Roll - Phase #2 Initial Projects and the Phase #2 Assessment Roll – Phase #2

Additional Major Improvements are attached hereto as Appendix I and Appendix J, respectively. As Phases are developed, this SAP will be amended to identify the specific Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID; and, the SAP will be amended to update the summary of the special benefits received by the Major Improvement Area Projects to include any Future Major Improvements being undertaken.

Table VII-B
Phase #2
Special Benefit Summary

Special Benefit	Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects)	Phase #2 Additional Major Improvements	Total
Phase #2 Improvements ¹	\$13,024,387	\$0	\$13,024,387
Pro- rata share of Initial Major Improvements ¹	\$258,079	\$0	\$258,079
Pro- rata share of Additional Major Improvements ¹	\$0	\$4,135,897	\$4,135,897
<i>Total Phase #2 Projects</i>	<i>\$13,282,466</i>	<i>\$4,135,897</i>	<i>\$17,418,364</i>
Other Assessment Levy Costs			
First year Administrative Expenses ²	\$35,000	\$15,000	\$50,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$15,000</i>	<i>\$50,000</i>
Total Special Benefit	\$13,317,466	\$4,150,897	\$17,468,364
Special Benefit:			
Total Special Benefit	\$13,317,466	\$4,150,897	\$17,468,364
Projected Assessment	\$13,317,466	\$2,548,247	\$15,865,713
Excess Benefit	\$0	\$1,602,650	\$1,602,650

¹See Table III-D for details.

²To be funded by the Developer.

C. FUTURE PHASES 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 Phases (e.g. an appendix will be added as the Assessment Roll for Phases).

D. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phase #1 Assessment Roll - Phase #1 Initial Projects, the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, the Phase #2 Assessment Roll – Phase #2 Initial Projects, and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements 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.F 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 Rolls, 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 Rolls 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.

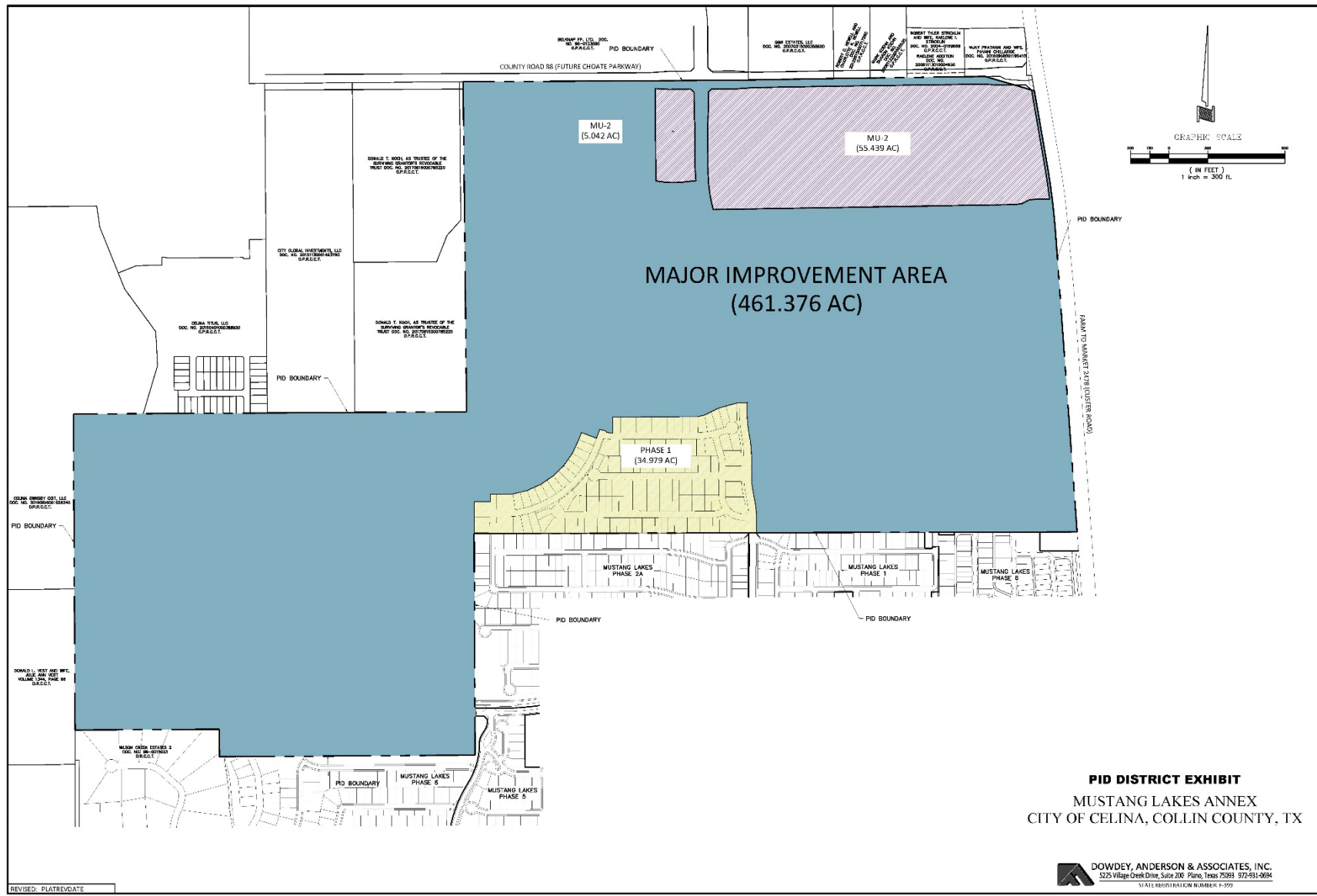
E. SEVERABILITY

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.

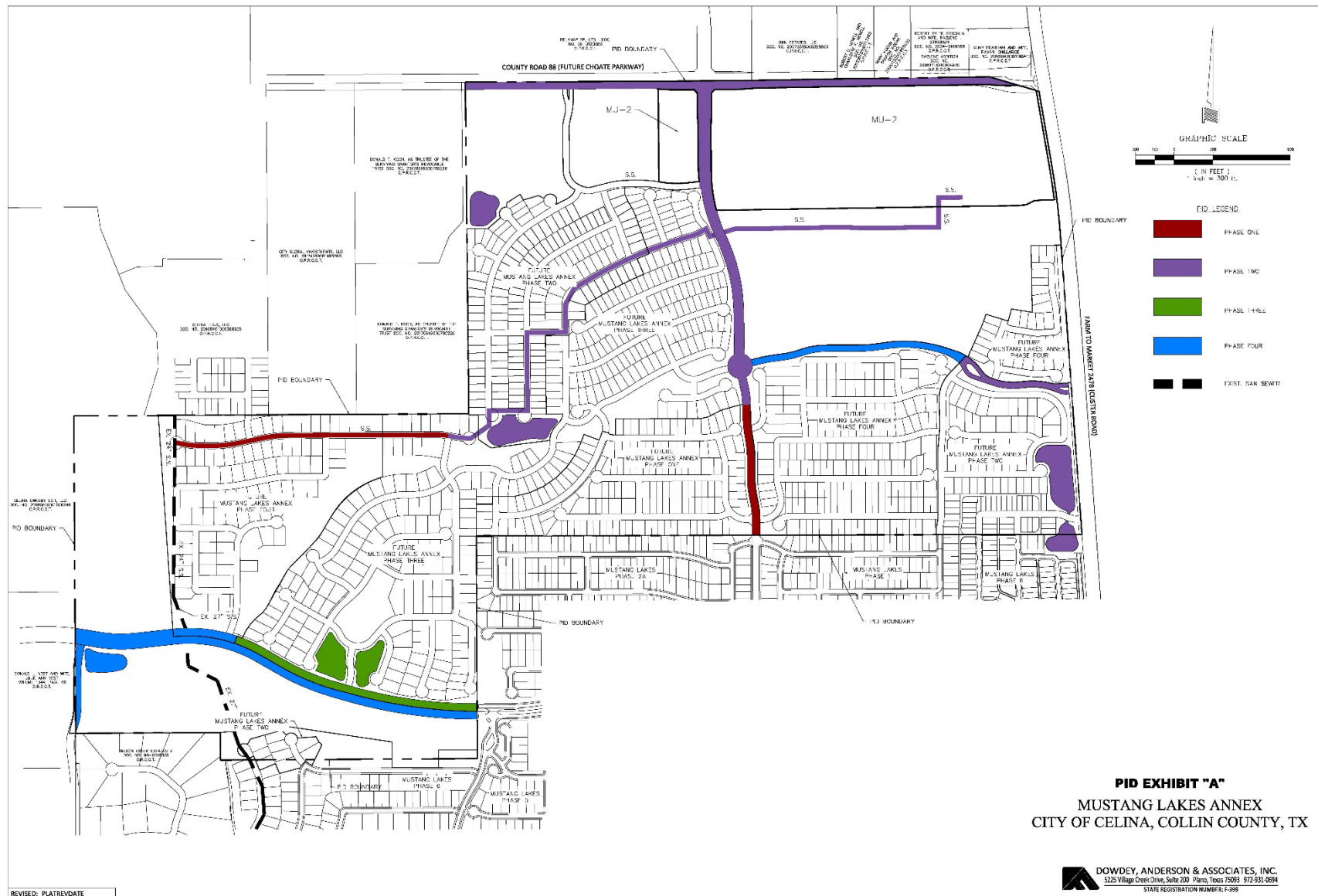
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP



DOWDEY, ANDERSON & ASSOCIATES, INC.



APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Mustang Lakes Annex ~ PID

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **1,436**

Total Acres: **472.2**

Prepared: **10/28/2022**



Opinion of Probable Major Infrastructure Costs Summary

CATEGORY	Phase One Major Improvements	Phase Two Major Improvements	Phase Three Major Improvements	Phase Four Major Improvements	TOTAL
ROADWAY IMPROVEMENTS	\$506,000	\$3,789,000	\$815,000	\$1,951,000	\$7,061,000
WATER IMPROVEMENTS	\$131,000	\$928,000	\$468,000	\$649,000	\$2,176,000
SEWER IMPROVEMENTS	\$395,000	\$1,383,000	\$0	\$42,000	\$1,820,000
STORM DRAIN IMPROVEMENTS	\$0	\$3,206,000	\$1,601,000	\$3,807,300	\$8,614,300
SOFT & MISCELLANEOUS COSTS	\$313,060	\$2,268,360	\$623,720	\$1,359,107	\$4,564,247
SUB-TOTALS	\$1,345,060	\$11,574,360	\$3,507,720	\$7,808,407	\$24,235,547
OVERALL CONTINGENCY 10%	\$134,506	\$1,157,436	\$350,772	\$780,841	\$2,423,555
CATEGORY TOTALS	\$1,479,566	\$12,731,796	\$3,858,492	\$8,589,248	\$26,659,102

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

4) 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.

Mustang Lakes Annex ~ PID, Phase One Direct Costs

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **152**

Total Acres: **35.0**

Prepared: **10/28/2022**

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$1,561,000	\$10,270	\$44,600
WATER IMPROVEMENTS	\$658,000	\$4,329	\$18,800
SEWER IMPROVEMENTS	\$593,000	\$3,901	\$16,943
STORM DRAIN IMPROVEMENTS	\$741,000	\$4,875	\$21,171
SOFT & MISCELLANEOUS COSTS	\$786,175	\$5,172	\$22,462
SUB-TOTALS	\$4,339,175	\$28,547	\$123,976
OVERALL CONTINGENCY 10%	\$433,918	\$2,855	\$12,398
CATEGORY TOTALS	\$4,773,093	\$31,402	\$136,374

EXCLUDES:

MANAGEMENT, ENVIRONMENTAL REPORTS, ROCK EXCAVATION, TREE MITIGATION OR RELOCATION, FRANCHISE RELOCATION, MOISTURE

- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

4) 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.



Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Direct Costs

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **152**

Total Acres: **35.0**

Prepared: **10/28/2022**

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	3500	\$ 5,250
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	12000	\$ 18,000
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 150.00	LT.	152	\$ 22,800
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 23,250	\$ 1,919
MISCELLANEOUS ITEMS (2.5%)				\$ 2,031
TOTAL				\$ 50,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	7.1	\$ 14,378
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	30000	\$ 97,500
MISCELLANEOUS ITEMS (2.5%)				\$ 2,922
TOTAL				\$ 118,000

NOTE:

1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE DR-14	\$ 50.75	L.F.	5982	\$ 303,587
8" GATE VALVE & BOX	\$ 2,250.00	EA.	24	\$ 54,000
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	1	\$ 1,000
POST HYDRANT	\$ 2,800.00	EA.	2	\$ 5,600
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	13	\$ 94,705
1" SINGLE WATER SERVICE	\$ 916.00	EA.	152	\$ 139,232
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	5.0	\$ 29,400
TESTING & CHLORINATION	\$ 0.55	LF.	5982	\$ 3,291
TRENCH SAFETY	\$ -	LF.	5982	\$ -
MAINTENANCE BOND	1.7%	%	\$ 627,524	\$ 10,668
MISCELLANEOUS ITEMS (2.5%)				\$ 16,517
TOTAL				\$ 658,000

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.

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. PIPE	\$ 40.00	LF.	5687	\$ 227,480
10" P.V.C. PIPE SDR-35	\$ 56.00	LF.	507	\$ 28,392
10" P.V.C. PIPE SDR-26	\$ 80.00	LF.	272	\$ 21,760
4' DIAMETER MANHOLE	\$ 5,500.00	EA.	13	\$ 71,500
5' DIAMETER MANHOLE	\$ 9,350.00	EA.	6	\$ 56,100
4" SERVICE LINES	\$ 1,000.00	EA.	152	\$ 152,000
TESTING & T.V. INSPECTION	\$ 1.70	LF.	6466	\$ 10,993
TRENCH SAFETY	\$ 0.10	LF.	6466	\$ 647
MAINTENANCE BOND	1.7%	%	\$ 568,225.00	\$ 9,660
MISCELLANEOUS ITEMS (2.5%)				\$ 14,468
TOTAL				\$ 593,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Direct Costs

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **152**

Total Acres: **35.0**

Prepared: **10/28/2022**

STORM DRAIN IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
4' X 4' "Y" INLET	\$ 4,100.00	EA.	1	\$ 4,100
10' INLET	\$ 5,350.00	EA.	26	\$ 139,100
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	852	\$ 53,676
21" R.C.P.	\$ 68.50	LF.	726	\$ 49,731
27" R.C.P.	\$ 85.00	LF.	862	\$ 73,270
30" R.C.P.	\$ 97.00	LF.	1217	\$ 118,049
33" R.C.P.	\$ 112.50	LF.	178	\$ 20,025
36" R.C.P.	\$ 128.50	LF.	50	\$ 6,425
48" R.C.P.	\$ 198.00	LF.	627	\$ 124,146
PIPE HEADWALL	\$ 5,000.00	EA.	2	\$ 10,000
STORM SEWER MANHOLE	\$ 6,700.00	EA.	5	\$ 33,500
JUNCTION BOX	\$ 8,000.00	EA.	1	\$ 8,000
4' WIDE CONCRETE FLUME	\$ 25.00	LF.	0	\$ -
CONCRETE RIP-RAP	\$ 85.00	SY.	0	\$ -
GROUTED ROCK RIP-RAP	\$ 60.00	SY.	0	\$ -
ROCK-RIP-RAP	\$ 55.00	SY.	142	\$ 7,810
CONNECT TO EXISTING STORM LINE	\$ 500.00	EA.	1	\$ 500
GRADE TO DRAIN	\$ 20.00	LF.	500	\$ 10,000
WEIR OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
DETENTION POND (VARIES)	\$ 75,000.00	LS.	0	\$ -
R&R CONCRETE PAVEMENT	\$ 10.00	SF.	0	\$ -
TESTING & T.V. INSPECTION	\$ 2.50	LF.	4512	\$ 11,280
TRENCH SAFETY	\$ 0.10	LF.	4512	\$ 452
MAINTENANCE BOND	1.7%	%	\$ 709,612	\$ 12,064
MISCELLANEOUS ITEMS (2.5%)				\$ 18,872
TOTAL				\$ 741,000

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
6" REINF. CONCRETE STREET PAVEMENT	\$ 53.10	SY.	20631	\$ 1,095,507
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	22105	\$ 87,315
HYDRATED LIME	\$ 230.00	TN.	398	\$ 91,515
STREET HEADER	\$ 25.00	LF.	88	\$ 2,200
ROAD BARRICADE	\$ 38.00	LF.	88	\$ 3,344
5' SIDEWALK	\$ 37.50	LF.	132	\$ 4,950
BARRIER FREE RAMPS	\$ 2,800.00	EA.	18	\$ 50,400
STREET NAME BLADES	\$ 300.00	EA.	16	\$ 4,800
TRAFFIC SIGNS	\$ 400.00	EA.	12	\$ 4,800
MAINTENANCE BOND	1.0%	%	\$ 1,344,831	\$ 13,449
MISCELLANEOUS ITEMS (2.5%)				\$ 34,720
TOTAL				\$ 1,393,000

SOFT & MISCELLANEOUS COSTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 50,000.00	LS.	1	\$ 50,000
INSPECTION FEE	3.5%	%	\$ 3,553,000	\$ 124,355
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	8.0%	%	\$ 3,553,000	\$ 284,240
CONSTRUCTION MANAGEMENT	5.0%	%	\$ 3,553,000	\$ 177,650
LEGAL	\$ 75,000.00	LS.	1	\$ 75,000
PRINTS & COURIER SERVICE	\$ 3,500.00	LS.	1	\$ 3,730
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ 12,000.00	LS.	0.12724189	\$ 1,527
WETLANDS/MOTUS REPORT	\$ 10,000.00	LS.	0.12724189	\$ 1,273
GEOTECHNICAL REPORT 1	\$ 75.00	LT.	152	\$ 11,400
MATERIAL TESTING	\$ 375.00	LT.	152	\$ 57,000
TOTAL				786,175

Mustang Lakes Annex ~ PID, Phase One Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 35.0

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$506,000	0	\$14,457
WATER IMPROVEMENTS	\$131,000	0	\$3,743
SEWER IMPROVEMENTS	\$395,000	0	\$11,286
STORM DRAIN IMPROVEMENTS	\$0	0	\$0
SOFT & MISCELLANEOUS COSTS	\$313,060	0	\$8,945
SUB-TOTALS	\$1,345,060	\$0	\$38,431
OVERALL CONTINGENCY 10%	\$134,506	0	\$3,843
CATEGORY TOTALS	\$1,479,566	\$0	\$42,274

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

4) 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.



Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 35

Revised: 0

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	1500	\$ 2,250
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	3000	\$ 4,500
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 4,000.00	LS.	1	\$ 4,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 6,750	\$ 557
MISCELLANEOUS ITEMS (2.5%)				\$ 693
TOTAL				\$ 12,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	1.5	\$ 3,038
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	3600	\$ 11,700
MISCELLANEOUS ITEMS (2.5%)				\$ 1,062
TOTAL				\$ 19,000

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	0	\$ -
12" P.V.C. WATERLINE	\$ 80.50	LF.	1045	\$ 84,123
8" GATE VALVE & BOX	\$ 2,250.00	EA.	0	\$ -
12" GATE VALVE & BOX	\$ 4,050.00	EA.	4	\$ 16,200
POST HYDRANT	\$ 2,800.00	EA.	2	\$ 5,600
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	2	\$ 14,570
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	0.5	\$ 2,940
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	1	\$ 1,000
TESTING & CHLORINATION	\$ 0.55	LF.	1045	\$ 575
TRENCH SAFETY	\$ -	LF.	1045	\$ -
MAINTENANCE BOND	1.7%	%	\$ 125,008	\$ 2,126
MISCELLANEOUS ITEMS (2.5%)				\$ 3,866
TOTAL				\$ 131,000

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.

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
15" P.V.C. PIPE SDR-26	\$ 103.50	L.F.	2129	\$ 220,352
6" DIAMETER DROP MANHOLE OVER EXISTING MAIN	\$ 20,550.00	L.F.	1	\$ 20,550
5' DIAMETER MANHOLE	\$ 9,350.00	EA.	14	\$ 130,900
MANHOLE I & I BARRIERS	\$ 420.00	EA.	6	\$ 2,520
TESTING & T.V. INSPECTION	\$ 1.70	LF.	2129	\$ 3,620
TRENCH SAFETY	\$ 0.10	LF.	2129	\$ 213
MAINTENANCE BOND	1.7%	%	\$ 377,942.00	\$ 6,426
MISCELLANEOUS ITEMS (2.5%)				\$ 10,419
TOTAL				\$ 395,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 35
 Revised: 0

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 67.00	SY.	5312	\$ 355,904
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	5500	\$ 21,725
HYDRATED LIME	\$ 230.00	TN.	99	\$ 22,770
STREET HEADER	\$ 25.00	LF.	45	\$ 1,125
ROAD BARRICADE	\$ 38.00	LF.	45	\$ 1,710
6' TRAIL	\$ 45.00	LF.	1060	\$ 47,700
BARRIER FREE RAMPS	\$ 2,800.00	EA.	2	\$ 5,600
STREET NAME BLADES	\$ 300.00	EA.	2	\$ 600
TRAFFIC SIGNS	\$ 400.00	EA.	2	\$ 800
MAINTENANCE BOND	1.0%	%	\$ 457,934	\$ 4,580
MISCELLANEOUS ITEMS (2.5%)				\$ 12,486
TOTAL				\$ 475,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 15,000.00	LS.	1	\$ 15,000
INSPECTION FEE	3.5%	%	\$ 1,032,000	\$ 36,120
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$ 1,032,000	\$ 123,840
CONSTRUCTION MANAGEMENT	5%	%	\$ 1,032,000	\$ 51,600
LEGAL	\$ 75,000.00	LS.	1	\$ 75,000
PRINTS & COURIER SERVICE	\$ 2,650.00	LS.	1	\$ 2,500
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	1	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	1	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				313,060

Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 80.9

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$3,789,000	0	\$46,836
WATER IMPROVEMENTS	\$928,000	0	\$11,471
SEWER IMPROVEMENTS	\$1,383,000	0	\$17,095
STORM DRAIN IMPROVEMENTS	\$3,206,000	0	\$39,629
SOFT & MISCELLANEOUS COSTS	\$2,268,360	0	\$28,039
SUB-TOTALS	\$11,574,360	\$0	\$143,070
OVERALL CONTINGENCY 10%	\$1,157,436	0	\$14,307
CATEGORY TOTALS	\$12,731,796	\$0	\$157,377

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
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- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
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4) 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.



ROSELAND PARKWAY ~ NORTH

Celina, Collin County, Texas

Total Acres: **1.0**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE EROSION CONTROL				
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
SILT FENCE	\$ 2.00	L.F.	1,800	\$ 3,600
POST EROSION CONTROL				
8' ROLL OF CURLEX WITH SEED	\$ 2.25	L.F.	1,800	\$ 4,050
INLET PROTECTION	\$ 200.00	EA.	4	\$ 800
STREET SWEEPING	\$ 750.00	EA.	3	\$ 2,250
ADMINISTRATION				
SWPPP BOOK (AND COPY)	\$ 2,000.00	LS.	1	\$ 2,000
SWPPP SITE SIGNAGE	\$ 711.00	EA.	1	\$ 711
WEEKLY INSPECTIONS	\$ 250.00	EA.	52	\$ 13,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 13,900.00	\$ 1,147
MISCELLANEOUS ITEMS (2.5%)				\$ 1,242
TOTAL				\$ 32,000

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING	\$ 3,000.00	ACRE	1	\$ 3,000
UNCLASSIFIED EXCAVATION	\$ 3.50	C.Y.	2,420	\$ 8,470
MISCELLANEOUS ITEMS (2.5%)				\$ 530
TOTAL				\$ 12,000

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
21" R.C.P.	\$ 75.00	L.F.	125	\$ 9,375
24" R.C.P.	\$ 82.00	L.F.	200	\$ 16,400
36" R.C.P.	\$ 145.00	L.F.	60	\$ 8,700
42" R.C.P.	\$ 192.00	L.F.	100	\$ 19,200
RECESSED CURB INLET	\$ 6,000.00	EA.	2	\$ 12,000
WYE INLET	\$ 5,000.00	EA.	2	\$ 10,000
4'X4' STORM MANHOLE	\$ 8,500.00	EA.	2	\$ 17,000
42" HEADWALL	\$ 7,000.00	EA.	1	\$ 7,000
GRADE TO DRAIN	\$ 20.00	L.F.	700	\$ 14,000
RIP RAP	\$ 12.00	S.F.	400	\$ 4,800
TESTING & TV INSPECTION	\$ 2.50	L.F.	485	\$ 1,213
TRENCH SAFETY	\$ 1.00	L.F.	485	\$ 485
MAINTENANCE BOND	1.7%	%	\$ 142,475.00	\$ 2,423
MISCELLANEOUS ITEMS (2.5%)				\$ 3,404
TOTAL				\$ 126,000

NOTES:

STORM SEWER CROSSINGS ARE SIZED TO CAPTURE UN-DEVELOPED FLOWS OFF COMMERCIAL CORNER AND DEVELOPED SINGLE FAMILY (HIGH DENSITY) FLOWS OFF BB LIVING.

ROSELAND PARKWAY ~ NORTH

Celina, Collin County, Texas

Total Acres: **1.0**Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT (28' B-B)	\$ 75.00	S.Y.	3,366	\$ 252,450
6" LIME TREATED SUBGRADE	\$ 4.00	S.Y.	3,861	\$ 15,444
HYDRATED LIME (48 LBS/SY)	\$ 320.00	TON	93	\$ 29,653
DECORATIVE PAVEMENT	\$ 320.00	S.Y.	38	\$ 12,160
8' TRAIL	\$ 52.00	L.F.	450	\$ 23,400
BARRIER FREE RAMPS	\$ 2,800.00	EA.	4	\$ 11,200
STRIPING/BUTTONING	\$ 10,000.00	L.S.	1	\$ 10,000
STREET NAME BLADES	\$ 1,350.00	EA.	2	\$ 2,700
TRAFFIC SIGNS	\$ 1,350.00	EA.	3	\$ 4,050
TRAFFIC CONTROL	\$ 5,000.00	L.S.	1	\$ 5,000
MAINTENANCE BOND	1.7%	%	\$ 361,057.00	\$ 6,138
MISCELLANEOUS ITEMS (2.5%)				\$ 9,805
TOTAL				\$ 382,000

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
12" P.V.C. WATERLINE	\$ 80.50	L.F.	920	\$ 74,060
8" P.V.C. WATERLINE	\$ 50.75	L.F.	50	\$ 2,538
12" GATE VALVE	\$ 3,700.00	EA.	3	\$ 11,100
8" GATE VALVE	\$ 2,200.00	EA.	2	\$ 4,400
FIRE HYDRANT AND 6" VALVE	\$ 7,285.00	EA.	6	\$ 43,710
MISCELLANEOUS FITTINGS	\$ 5,880.00	TON	1.0	\$ 5,880
TESTING & CHLORINATION	\$ 2.00	L.F.	970	\$ 1,940
TRENCH SAFETY	\$ 1.50	L.F.	970	\$ 1,455
MAINTENANCE BOND	1.7%	%	\$ 141,687.50	\$ 2,409
MISCELLANEOUS ITEMS (2.5%)				\$ 4,509
TOTAL				\$ 152,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
CITY FEES				
ENGINEERING REVIEW FEE	\$ 30,000.00	L.S.	1	\$ 30,000
INSPECTION FEE	3.5%	%	660,000	\$ 23,100
PROFESSIONAL FEES				
TRAFFIC ENGINEERING	\$ 30,000.00	L.S.	1	\$ 30,000
ENGINEERING/SURVEYING	12.0%	%	704,000	\$ 84,480
CONSTRUCTION MANAGEMENT	5.0%	%	704,000	\$ 35,200
GEOTECHNICAL REPORT & MATERIAL TESTING	\$ 12,000.00	L.S.	1	\$ 12,000
MISCELLANEOUS ITEMS (2.5%)				\$ 6,220
TOTAL				\$ 221,000

ROSELAND PARKWAY ~ SOUTH

Celina, Collin County, Texas

Total Acres: **2.8**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE EROSION CONTROL				
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
SILT FENCE	\$ 2.00	L.F.	3,000	\$ 6,000
POST EROSION CONTROL				
8' ROLL OF CURLEX WITH SEED	\$ 2.25	L.F.	3,000	\$ 6,750
INLET PROTECTION	\$ 200.00	EA.	4	\$ 800
STREET SWEEPING	\$ 750.00	EA.	3	\$ 2,250
ADMINISTRATION				
SWPPP BOOK (AND COPY)	\$ 2,000.00	LS.	1	\$ 2,000
SWPPP SITE SIGNAGE	\$ 190.00	EA.	1	\$ 190
WEEKLY INSPECTIONS	\$ 250.00	EA.	52	\$ 13,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 19,000.00	\$ 1,568
MISCELLANEOUS ITEMS (2.5%)				\$ 1,242
TOTAL				\$ 37,000

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING	\$ 3,000.00	ACRE	2.8	\$ 8,400
UNCLASSIFIED EXCAVATION	\$ 3.50	C.Y.	6,000	\$ 21,000
MISCELLANEOUS ITEMS (2.5%)				\$ 1,600
TOTAL				\$ 31,000

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
18" R.C.P.	\$ 80.00	L.F.	150	\$ 12,000
21" R.C.P.	\$ 85.00	L.F.	100	\$ 8,500
24" R.C.P.	\$ 92.00	L.F.	300	\$ 27,600
30" R.C.P.	\$ 115.00	L.F.	300	\$ 34,500
36" R.C.P.	\$ 142.00	L.F.	110	\$ 15,620
48" R.C.P.	\$ 230.00	L.F.	100	\$ 23,000
5' x 4' BOX CULVERT	\$ 400.00	L.F.	120	\$ 48,000
RECESSED CURB INLET	\$ 6,000.00	EA.	4	\$ 24,000
4'X4' STORM MANHOLE	\$ 8,500.00	EA.	1	\$ 8,500
CULVERT HEADWALL	\$ 7,000.00	EA.	1	\$ 7,000
GRADE TO DRAIN	\$ 20.00	L.F.	300	\$ 6,000
RIP RAP	\$ 15.00	S.F.	150	\$ 2,250
TESTING & TV INSPECTION	\$ 2.50	L.F.	1,180	\$ 2,950
TRENCH SAFETY	\$ 1.00	L.F.	1,180	\$ 1,180
MAINTENANCE BOND	1.7%	%	\$ 216,970.00	\$ 3,689
MISCELLANEOUS ITEMS (2.5%)				\$ 6,211
TOTAL				\$ 231,000

NOTES:

STORM SEWER CROSSINGS ARE SIZED TO CAPTURE UN-DEVELOPED FLOWS OFF COMMERCIAL CORNER AND DEVELOPED SINGLE FAMILY (HIGH DENSITY) FLOWS OFF BB LIVING.

ROSELAND PARKWAY ~ SOUTH

Celina, Collin County, Texas

Total Acres: **2.8**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT (45' B-B)	\$ 75.00	S.Y.	7,400	\$ 555,000
6" LIME TREATED SUBGRADE	\$ 4.00	S.Y.	7,730	\$ 30,920
HYDRATED LIME (48 LBS/SY)	\$ 320.00	TON	186	\$ 59,367
DECORATIVE PAVEMENT	\$ 320.00	S.Y.	50	\$ 16,000
8' TRAIL	\$ 52.00	L.F.	1,480	\$ 76,960
BARRIER FREE RAMPS	\$ 2,800.00	EA.	4	\$ 11,200
STRIPING/BUTTONING	\$ 10,000.00	L.S.	1	\$ 10,000
STREET NAME BLADES	\$ 1,350.00	EA.	2	\$ 2,700
TRAFFIC SIGNS	\$ 1,350.00	EA.	5	\$ 6,750
TRAFFIC CONTROL	\$ 5,000.00	L.S.	1	\$ 5,000
MAINTENANCE BOND	1.7%	%	\$ 768,897.00	\$ 13,072
MISCELLANEOUS ITEMS (2.5%)				\$ 20,031
TOTAL				\$ 807,000

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
12" P.V.C. WATERLINE	\$ 80.50	L.F.	1,480	\$ 119,140
12" GATE VALVE	\$ 3,700.00	EA.	5	\$ 18,500
FIRE HYDRANT AND 6" VALVE	\$ 7,285.00	EA.	3	\$ 21,855
MISCELLANEOUS FITTINGS	\$ 5,880.00	TON	0.3	\$ 1,764
TESTING & CHLORINATION	\$ 2.00	L.F.	1,480	\$ 2,960
TRENCH SAFETY	\$ 1.50	L.F.	1,480	\$ 2,220
MAINTENANCE BOND	1.7%	%	\$ 161,259.00	\$ 2,742
MISCELLANEOUS ITEMS (2.5%)				\$ 4,819
TOTAL				\$ 174,000

SOFE & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
CITY FEES				
ENGINEERING REVIEW FEE	\$ 30,000.00	L.S.	1	\$ 30,000
INSPECTION FEE	3.5%	%	1,212,000	\$ 42,420
PROFESSIONAL FEES				
TRAFFIC ENGINEERING	\$ 30,000.00	L.S.	1	\$ 30,000
ENGINEERING/SURVEYING	12.0%	%	1,280,000	\$ 153,600
CONSTRUCTION MANAGEMENT	5.0%	%	1,280,000	\$ 64,000
GEOTECHNICAL REPORT & MATERIAL TESTING	\$ 12,000.00	L.S.	1	\$ 12,000
MISCELLANEOUS ITEMS (2.5%)				\$ 8,980
TOTAL				\$ 341,000

CHOATE PARKWAY

Celina, Collin County, Texas

Prepared: 05/02/22

Total Acres: 4.0

Revised: 08/22/22

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PRE EROSION CONTROL				
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
SILT FENCE	\$ 2.00	L.F.	5,400	\$ 10,800
POST EROSION CONTROL				
8' ROLL OF CURLEX WITH SEED	\$ 2.25	L.F.	5,400	\$ 12,150
INLET PROTECTION	\$ 200.00	EA.	7	\$ 1,400
STREET SWEEPING	\$ 750.00	EA.	3	\$ 2,250
ADMINISTRATION				
SWPPP BOOK (AND COPY)	\$ 2,000.00	LS.	1	\$ 2,000
SWPPP SITE SIGNAGE	\$ 100.00	EA.	1	\$ 100
WEEKLY INSPECTIONS	\$ 250.00	EA.	52	\$ 13,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 29,800.00	\$ 2,459
MISCELLANEOUS ITEMS (2.5%)				\$ 1,641
TOTAL				\$ 49,000

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING	\$ 3,000.00	ACRE	4	\$ 12,000
UNCLASSIFIED EXCAVATION	\$ 3.50	C.Y.	12,907	\$ 45,173
MISCELLANEOUS ITEMS (2.5%)				\$ 1,827
TOTAL				\$ 59,000

STORM DRAIN IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
21" R.C.P.	\$ 75.00	L.F.	625	\$ 46,875.00
36" R.C.P.	\$ 145.00	L.F.	400	\$ 58,000.00
42" R.C.P.	\$ 192.00	L.F.	400	\$ 76,800.00
48" R.C.P.	\$ 205.00	L.F.	210	\$ 43,050.00
2 - 7' X 4' R.C.B.	\$ 1,000.00	L.F.	80	\$ 80,000.00
2 - 7' X 5' R.C.B.	\$ 1,150.00	L.F.	770	\$ 885,500.00
2 - 8' X 6' R.C.B.	\$ 1,300.00	L.F.	200	\$ 260,000.00
10' X 6' R.C.B.	\$ 700.00	L.F.	200	\$ 140,000.00
RECESSED CURB INLET	\$ 6,000.00	EA.	10	\$ 60,000.00
WYE INLET	\$ 5,000.00	EA.	4	\$ 20,000.00
4'X4' STORM MANHOLE	\$ 8,500.00	EA.	2	\$ 17,000.00
6'X6' STORM MANHOLE	\$ 12,500.00	EA.	2	\$ 25,000.00
2 - 7'X4' RCB HEADWALL	\$ 12,000.00	EA.	1	\$ 12,000.00
2 - 7'X5' RCB HEADWALL	\$ 18,000.00	EA.	1	\$ 18,000.00
2 - 8' X 6' RCB HEADWALL	\$ 20,000.00	EA.	1	\$ 20,000.00
10' X 6' RCB HEADWALL	\$ 12,000.00	EA.	1	\$ 12,000.00
GRADE TO DRAIN	\$ 20.00	L.F.	400	\$ 8,000.00
RIP RAP	\$ 12.00	S.F.	1,800	\$ 21,600.00
TESTING & TV INSPECTION	\$ 2.50	L.F.	2,885	\$ 7,213.00
TRENCH SAFETY	\$ 1.00	L.F.	2,885	\$ 2,885.00
MAINTENANCE BOND	1.7%	%	\$1,803,825.00	\$ 30,666
MISCELLANEOUS ITEMS (2.5%)				\$ 46,411
TOTAL				\$ 1,891,000.00

NOTES:

STORM SEWER CROSSINGS ARE SIZED TO CAPTURE UN-DEVELOPED FLOWS.

CHOATE PARKWAY

Celina, Collin County, Texas

Prepared: 05/02/22

Total Acres: 4.0

Revised: 08/22/22

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
9" REINF. CONCRETE STREET PAVEMENT (28' B-B)	\$ 85.00	S.Y.	10,820	\$ 919,700
6" LIME TREATED SUBGRADE	\$ 5.00	S.Y.	12,235	\$ 61,175
HYDRATED LIME (48 LBS/SY)	\$ 320.00	TON	294	\$ 93,965
DECORATIVE PAVEMENT	\$ 320.00	S.Y.	742	\$ 237,440
10' TRAIL	\$ 80.00	L.F.	850	\$ 68,000
BARRIER FREE RAMPS	\$ 2,800.00	EA.	6	\$ 16,800
STRIPING/BUTTONING	\$ 10,000.00	L.S.	5	\$ 50,000
STREET NAME BLADES	\$ 1,350.00	EA.	8	\$ 10,800
TRAFFIC SIGNS	\$ 1,350.00	EA.	25	\$ 33,750
TRAFFIC CONTROL AND TEMPORARY ACCESS	\$ 100,000.00	L.S.	1	\$ 100,000
MAINTENANCE BOND	1.7%	%	\$1,491,630.00	\$ 25,358
MISCELLANEOUS ITEMS (2.5%)				\$ 41,012
TOTAL				\$ 1,658,000

SEWER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

WATER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
12" P.V.C. WATERLINE	\$ 80.50	L.F.	2,550	\$ 205,275
8" P.V.C. WATERLINE	\$ 50.75	L.F.	275	\$ 13,956
12" GATE VALVE	\$ 3,700.00	EA.	10	\$ 37,000
8" GATE VALVE	\$ 2,200.00	EA.	7	\$ 15,400
FIRE HYDRANT AND 6" VALVE	\$ 7,285.00	EA.	6	\$ 43,710
CONNECT TO EXISTING WATER	\$ 5,000.00	EA.	1	\$ 5,000
MISCELLANEOUS FITTINGS	\$ 5,880.00	TON	3.0	\$ 17,640
TESTING & CHLORINATION	\$ 2.00	L.F.	2,825	\$ 5,650
TRENCH SAFETY	\$ 1.50	L.F.	2,825	\$ 4,238
MAINTENANCE BOND	1.7%	%	\$ 337,981.25	\$ 5,746
MISCELLANEOUS ITEMS (2.5%)				\$ 9,385
TOTAL				\$ 363,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
CITY FEES				
ENGINEERING REVIEW FEE	\$ 40,000.00	L.S.	1	\$ 40,000
INSPECTION FEE	3.5%	%	3,912,000	\$ 136,920
PROFESSIONAL FEES				
TRAFFIC ENGINEERING	\$ 30,000.00	L.S.	1	\$ 30,000
ENGINEERING/SURVEYING	12.0%	%	4,020,000	\$ 482,400
CONSTRUCTION MANAGEMENT	5.0%	%	4,020,000	\$ 201,000
ROUNDBOUT DESIGN	\$ 50,000.00	L.S.	1	\$ 50,000
GEOTECHNICAL REPORT & MATERIAL TESTING	\$ 12,000.00	L.S.	1	\$ 12,000
MISCELLANEOUS ITEMS (2.5%)				\$ 24,680
TOTAL				\$ 977,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 80.9

Revised: 0

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	5230	\$ 7,845
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	5230	\$ 7,845
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 8,000.00	LS.	1	\$ 8,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 15,690	\$ 1,295
MISCELLANEOUS ITEMS (2.5%)				\$ 1,015
TOTAL				\$ 26,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	2	\$ 4,050
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	8000	\$ 26,000
MISCELLANEOUS ITEMS (2.5%)				\$ 1,750
TOTAL				\$ 35,000

NOTE:

- 1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	1000	\$ 50,750
12" P.V.C. WATERLINE	\$ 80.50	LF.	1500	\$ 120,750
8" GATE VALVE & BOX	\$ 2,250.00	EA.	4	\$ 9,000
12" GATE VALVE & BOX	\$ 4,050.00	EA.	3	\$ 12,150
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	4	\$ 29,140
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	1.0	\$ 5,880
TESTING & CHLORINATION	\$ 0.55	LF.	2500	\$ 1,375
TRENCH SAFETY	\$ -	LF.	2500	\$ -
MAINTENANCE BOND	1.7%	%	\$ 229,045	\$ 3,894
MISCELLANEOUS ITEMS (2.5%)				\$ 6,061
TOTAL				\$ 239,000

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 Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 80.9

Revised: 0

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
10" P.V.C. PIPE SDR-35	\$ 110.00	L.F.	350	\$ 38,500
10" P.V.C. PIPE SDR-26	\$ 140.00	L.F.	110	\$ 15,400
12" P.V.C. PIPE SDR-26	\$ 175.00	L.F.	1440	\$ 252,000
15" P.V.C. PIPE SDR-35	\$ 175.00	L.F.	2350	\$ 411,250
15" P.V.C. PIPE SDR-26	\$ 220.00	L.F.	1020	\$ 224,400
4' DIAMETER MANHOLE	\$ 5,500.00	EA.	2	\$ 11,000
5' DIAMETER MANHOLE	\$ 9,350.00	EA.	9	\$ 84,150
5' DIAMETER MANHOLE (EXTRA DEPTH)	\$ 20,000.00	EA.	14	\$ 280,000
TESTING & T.V. INSPECTION	\$ 1.70	LF.	5270	\$ 8,959
TRENCH SAFETY	\$ 0.10	LF.	5270	\$ 527
MAINTENANCE BOND	1.7%	%	\$ 1,325,659.00	\$ 22,537
MISCELLANEOUS ITEMS (2.5%)				\$ 34,277
TOTAL				\$ 1,383,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 80.9
 Revised: 0

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
4' X 4' "Y" INLET	\$ 4,100.00	EA.	2	\$ 8,200
10' INLET	\$ 5,350.00	EA.	8	\$ 42,800
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	390	\$ 24,570
21" R.C.P.	\$ 68.50	LF.	40	\$ 2,740
24" R.C.P.	\$ 76.75	LF.	400	\$ 30,700
30" R.C.P.	\$ 97.00	LF.	370	\$ 35,890
36" R.C.P.	\$ 128.50	LF.	130	\$ 16,705
48" R.C.P.	\$ 198.00	LF.	100	\$ 19,800
5' X 4' R.C.B	\$ 385.00	LF.	120	\$ 46,200
7' X 3' R.C.B	\$ 400.00	LF.	150	\$ 60,000
CULVERT HEADWALL	\$ 12,000.00	EA.	2	\$ 24,000
PIPE HEADWALL	\$ 5,000.00	EA.	2	\$ 10,000
STORM SEWER MANHOLE	\$ 6,700.00	EA.	1	\$ 6,700
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	4	\$ 80,000
POND RETAINING WALL	\$ 75.00	L.F.	4,330	\$ 324,750
POND EXCAVATION	\$ 3.25	CY	54,000	\$ 175,500
GRADE TO DRAIN	\$ 20.00	LF.	300	\$ 6,000
TESTING & T.V. INSPECTION	\$ 2.50	LF.	1704	\$ 4,260
TRENCH SAFETY	\$ 0.10	LF.	1704	\$ 171
MAINTENANCE BOND	1.7%	%	\$ 918,815	\$ 15,620
MISCELLANEOUS ITEMS (2.5%)				\$ 23,394
TOTAL				\$ 958,000

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 75.00	SY.	4050	\$ 303,750
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	7150	\$ 28,243
HYDRATED LIME	\$ 230.00	TN.	128.7	\$ 29,601
BARRIER FREE RAMPS	\$ 2,800.00	EA.	8	\$ 22,400
STREET NAME BLADES	\$ 300.00	EA.	14	\$ 4,200
TRAFFIC SIGNS	\$ 400.00	EA.	1	\$ 400
MAINTENANCE BOND	1.0%	%	\$ 638,344	\$ 6,384
MISCELLANEOUS ITEMS (2.5%)				\$ 16,272
TOTAL				\$ 661,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 40,000.00	LS.	1	\$ 40,000
INSPECTION FEE	3.5%	%	\$ 3,302,000	\$ 115,570
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$3,302,000	\$ 396,240
CONSTRUCTION MANAGEMENT	5%	%	\$3,302,000	\$ 165,100
PRINTS & COURIER SERVICE	\$ 3,000.00	LS.	1	\$ 3,450
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	1	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	1	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				729,360

Mustang Lakes Annex ~ PID, Phase Three Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: **113.7**

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$815,000	0	\$7,168
WATER IMPROVEMENTS	\$468,000	0	\$4,116
SEWER IMPROVEMENTS	\$0	0	\$0
STORM DRAIN IMPROVEMENTS	\$1,601,000	0	\$14,081
SOFT & MISCELLANEOUS COSTS	\$623,720	0	\$5,486
SUB-TOTALS	\$3,507,720	\$0	\$30,851
OVERALL CONTINGENCY 10%	\$350,772	0	\$3,085
CATEGORY TOTALS	\$3,858,492	\$0	\$33,936

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

4) 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.



Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Three Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 113.7

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	14228	\$ 21,342
SILT FENCE (HIGH FLOW) (MAINTENANCE)	\$ 1.50	LF.	14228	\$ 21,342
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	14228	\$ 21,342
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 8,000.00	LS.	1	\$ 8,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 64,026	\$ 5,283
MISCELLANEOUS ITEMS (2.5%)				\$ 2,691
TOTAL				\$ 80,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	2.5	\$ 5,063
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	5500	\$ 17,875
MISCELLANEOUS ITEMS (2.5%)				\$ 862
TOTAL				\$ 27,000

NOTE:

1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	1770	\$ 89,828
12" P.V.C. WATERLINE	\$ 80.50	LF.	1890	\$ 152,145
8" GATE VALVE & BOX	\$ 2,250.00	EA.	10	\$ 22,500
12" GATE VALVE & BOX	\$ 4,050.00	EA.	7	\$ 28,350
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	11	\$ 11,000
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	8	\$ 58,280
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	14.4	\$ 84,672
TESTING & CHLORINATION	\$ 0.55	LF.	3660	\$ 2,013
TRENCH SAFETY	\$ -	LF.	3660	\$ -
MAINTENANCE BOND	1.7%	%	\$ 448,788	\$ 7,630
MISCELLANEOUS ITEMS (2.5%)				\$ 11,582
TOTAL				\$ 468,000

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.

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Three Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 113.7

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
RECESSED CURB INLET	\$ 5,000.00	EA.	4	\$ 20,000
10' INLET	\$ 5,350.00	EA.	16	\$ 85,600
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	690	\$ 43,470
21" R.C.P.	\$ 68.50	LF.	240	\$ 16,440
24" R.C.P.	\$ 76.75	LF.	50	\$ 3,838
27" R.C.P.	\$ 85.00	LF.	50	\$ 4,250
30" R.C.P.	\$ 97.00	LF.	50	\$ 4,850
54" R.C.P.	\$ 235.00	LF.	750	\$ 176,250
60" R.C.P.	\$ 272.00	LF.	1,370	\$ 372,640
2 ~ 6' X 5' R.C.B	\$ 1,250.00	LF.	100	\$ 125,000
2 ~ 5' X 4' R.C.B	\$ 800.00	LF.	200	\$ 160,000
5' X 4' R.C.B	\$ 400.00	LF.	330	\$ 132,000
7' X 4' R.C.B	\$ 500.00	LF.	50	\$ 25,000
PIPE HEADWALL	\$ 5,000.00	EA.	7	\$ 35,000
R.C.B. HEADWALL	\$ 12,000.00	EA.	6	\$ 72,000
POND RETAINING WALL	\$ 75.00	L.F.	1,930	\$ 144,750
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
POND EXCAVATION	\$ 3.25	CY	26,000	\$ 84,500
TESTING & T.V. INSPECTION	\$ 2.50	LF.	3,893	\$ 9,733
TRENCH SAFETY	\$ 0.10	LF.	3,893	\$ 390
MAINTENANCE BOND	1.7%	%	\$ 1,535,321	\$ 26,101
MISCELLANEOUS ITEMS (2.5%)				\$ 39,188
TOTAL				\$ 1,601,000

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 67.00	SY.	5,887	\$ 394,429
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	24,414	\$ 96,436
HYDRATED LIME	\$ 230.00	TN.	439	\$ 101,074
6' TRAIL	\$ 45.00	L.F.	1,850	\$ 83,250
BARRIER FREE RAMPS	\$ 2,800.00	EA.	2	\$ 5,600
MAINTENANCE BOND	1.0%	%	\$ 683,189	\$ 6,832
MISCELLANEOUS ITEMS (2.5%)				\$ 17,979
TOTAL				\$ 708,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 20,000.00	LS.	1	\$ 20,000
INSPECTION FEE	3.5%	%	\$ 2,884,000	\$ 100,940
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$ 2,884,000	\$ 346,080
CONSTRUCTION MANAGEMENT	5%	%	\$ 2,884,000	\$ 144,200
PRINTS & COURIER SERVICE	\$ 3,000.00	LS.	1	\$ 3,500
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	0	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	0	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				623,720

Mustang Lakes Annex ~ PID, Phase Four Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 108.9

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$1,951,000	0	\$17,916
WATER IMPROVEMENTS	\$649,000	0	\$5,960
SEWER IMPROVEMENTS	\$42,000	0	\$386
STORM DRAIN IMPROVEMENTS	\$3,807,300	0	\$34,961
SOFT & MISCELLANEOUS COSTS	\$1,359,107	0	\$12,480
SUB-TOTALS	\$7,808,407	\$0	\$71,703
OVERALL CONTINGENCY 10%	\$780,841	0	\$7,170
CATEGORY TOTALS	\$8,589,248	\$0	\$78,873

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

4) 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.



Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Four Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 108.9

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	10400	\$ 15,600
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	10400	\$ 15,600
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 8,000.00	LS.	1	\$ 8,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 31,200	\$ 2,574
MISCELLANEOUS ITEMS (2.5%)				\$ 1,226
TOTAL				\$ 43,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	11.3	\$ 22,883
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	2	\$ 6,400
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	27000	\$ 87,750
MISCELLANEOUS ITEMS (2.5%)				\$ 2,967
TOTAL				\$ 120,000

NOTE:

- 1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	2800	\$ 142,100
12" P.V.C. WATERLINE	\$ 80.50	LF.	3220	\$ 259,210
WATERLINE BORE WITH CASING (VARIES BY SIZE)	\$ 225.00	LF.	80	\$ 18,000
8" GATE VALVE & BOX	\$ 2,250.00	EA.	3	\$ 6,750
10" GATE VALVE & BOX	\$ 2,800.00	EA.	0	\$ -
12" GATE VALVE & BOX	\$ 4,050.00	EA.	12	\$ 48,600
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	4	\$ 4,000
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	10	\$ 72,850
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	11.4	\$ 67,032
TESTING & CHLORINATION	\$ 0.55	LF.	6020	\$ 3,311
TRENCH SAFETY	\$ -	LF.	6020	\$ -
MAINTENANCE BOND	1.7%	%	\$ 621,853	\$ 10,572
MISCELLANEOUS ITEMS (2.5%)				\$ 16,575
TOTAL				\$ 649,000

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.

SEWER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. PIPE	\$ 40.00	LF.	150	\$ 6,000
CONNECT TO EXISTING MANHOLE	\$ 1,500.00	EA.	6	\$ 9,000
BORE UNDER CREEK	\$ 250.00	LF.	100	\$ 25,000
TESTING & T.V. INSPECTION	\$ 1.70	LF.	150	\$ 255
TRENCH SAFETY	\$ 0.10	LF.	150	\$ 15
MAINTENANCE BOND	1.7%	%	\$ 40,255.00	\$ 685
MISCELLANEOUS ITEMS (2.5%)				\$ 1,045
TOTAL				\$ 42,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Four Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 108.9

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
4' X 4' "Y" INLET	\$ 4,100.00	EA.	3	\$ 12,300
10' INLET	\$ 5,350.00	EA.	6	\$ 32,100
RECESSED CURB INLET	\$ 5,000.00	EA.	14	\$ 70,000
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	1,140	\$ 71,820
21" R.C.P.	\$ 68.50	LF.	960	\$ 65,760
24" R.C.P.	\$ 76.75	LF.	900	\$ 69,075
27" R.C.P.	\$ 85.00	LF.	50	\$ 4,250
30" R.C.P.	\$ 97.00	LF.	350	\$ 33,950
42" R.C.P.	\$ 163.25	LF.	50	\$ 8,163
48" R.C.P.	\$ 198.00	LF.	800	\$ 158,400
54" R.C.P.	\$ 235.00	LF.	100	\$ 23,500
60" R.C.P.	\$ 272.00	LF.	180	\$ 48,960
4 ~ 5' X 5' R.C.B	\$ 1,760.00	LF.	80	\$ 140,800
3 ~ 8' X 5' R.C.B	\$ 1,750.00	LF.	100	\$ 175,000
8' X 4' R.C.B	\$ 540.00	LF.	90	\$ 48,600
PIPE HEADWALL	\$ 5,000.00	EA.	3	\$ 15,000
R.C.B. HEADWALL	\$ 12,000.00	EA.	7	\$ 84,000
POND RETAINING WALL	\$ 75.00	L.F.	850	\$ 63,750
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
POND EXCAVATION	\$ 3.25	CY	12,000	\$ 39,000
BRIDGE	\$ 2,500,000.00	LS.	1	\$ 2,500,000
TESTING & T.V. INSPECTION	\$ 2.50	LF.	4,530	\$ 11,325
TRENCH SAFETY	\$ 0.10	LF.	4,530	\$ 453
MAINTENANCE BOND	1.7%	%	\$ 1,061,678	\$ 18,049
MISCELLANEOUS ITEMS (2.5%)				\$ 93,045
TOTAL				\$ 3,807,300

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 67.00	SY.	22,018	\$ 1,475,206
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	23,591	\$ 93,185
HYDRATED LIME	\$ 230.00	TN.	425	\$ 97,667
6' TRAIL	\$ 45.00	L.F.	1,350	\$ 60,750
MAINTENANCE BOND	1.0%	%	\$ 1,726,808	\$ 17,269
MISCELLANEOUS ITEMS (2.5%)				\$ 43,923
TOTAL				\$ 1,788,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 25,000.00	LS.	1	\$ 25,000
INSPECTION FEE	3.5%	%	\$ 6,449,300	\$ 225,726
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$ 6,449,300	\$ 773,916
CONSTRUCTION MANAGEMENT	5%	%	\$ 6,449,300	\$ 322,465
PRINTS & COURIER SERVICE	\$ 3,000.00	LS.	1	\$ 3,000
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	0	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	0	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				1,359,107

Mr. Randy McCuiston, P.E.
Chief Development Officer
The Cambridge Companies, Inc.
8750 N. Central Expressway, Suite 1735
Dallas, Texas 75231

January 24, 2022

RE: Mustang Lakes Annex PID ~ MU-2 Engineer's Allocation

At the request of Celina 557 Partners, L.P., Dowdey, Anderson & Associates, Inc. (DAA) evaluated the proportionate share of costs associated with the Major Infrastructure to be constructed with Phases One through Four for the MU-2 area within the Mustang Lakes Annex PID. The MU-2 area is comprised of two tracts for a combined 60.737 acres of land located West of FM 2478 (Custer Road), South of Choate Parkway, and on both sides of Roseland Parkway.

In order to properly evaluate the MU-2 cost allocation the following assumptions were used:

1. A single lane of concrete along Choate Parkway and Roseland Parkway will be sufficient for access.
2. The MU-2 tracts will be developed as a variety of land uses designed to support one another, the neighboring residential, and the collective area as a whole.

Major Infrastructure Roadway Allocation

Choate Parkway and Roseland Parkway are both identified on the City's Master Thoroughfare Plan. Furthermore, the City is mandating the road section being constructed to serve all the anticipated land uses of the collective area and thus the required roadway would exceed the proportionate demand necessary to singularly serve the Mixed-Use area in the PID. Nevertheless, assumption number 1 was used to approximate a value of the Mixed Use's proportionate share on the roadway infrastructure. According to the opinion of probable cost for the Mustang Lakes Annex PID, prepared by DAA, there are 319,342 square yards of concrete within the PID. The allocated concrete for MU-2 tracts is 4,514 square yards. The allocated percent for roadway concrete adjacent to the MU-2 tracts is 1.41%.

Major Infrastructure Water and Sanitary Sewer Allocation

Similarly, the water main infrastructure in Choate Parkway, Custer Road and Roseland Parkway are required by the City of Celina Design Manual and are being built to serve a collective area and not a singular Mixed Use development. Likewise, the sanitary sewer mains are being built to serve a collective area and not a singular Mixed Use development. The size and location of the sanitary sewer mains are determined, in part, to gravity service as much of the PID area as possible and to account for the topography of the PID site. In conjunction with the previous statement and the above assumption number two it is our opinion the sanitary sewer mains fall within the pipe's redundancy already needed to serve the residential PID area. Therefore, it is our opinion the cost of Major Infrastructure Water and Sanitary Sewer allocated to the MU-2 tracts is negligible and does not require additional evaluation.

In conclusion, it is our recommendation to allocate 1.41% of the costs related to the portion of PID Major Roadway Infrastructure to be constructed with Phases One through Four to the MU-2 tracts and zero allocation of the Major Infrastructure Water and Sanitary Sewer cost. According to the opinion of probable cost, such PID Roadway costs are \$7,061,000. The allocated 1.41% for the MU-2 tracts equals \$99,560.

Please contact me with any further questions.

Sincerely,



Colin Helffrich, P.E.

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025

Total Acres: 78.24
Revised:

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	\$105,722	\$394	\$1,351
EROSION CONTROL (MAJOR)	\$46,226	\$172	\$591
EXCAVATION (DIRECT)	\$322,046	\$1,202	\$4,116
EXCAVATION (MAJOR IMPROVEMENT)	\$1,006,724	\$3,756	\$12,867
RETAINING WALLS (MAJOR IMPROVEMENT)	\$680,892	\$2,540.64	\$8,702.61
WATER (DIRECT)	\$1,963,890	\$7,328	\$25,101
WATER (MAJOR)	\$1,580,431	\$5,897	\$20,200
SANITARY SEWER (DIRECT)	\$1,385,720	\$5,171	\$17,711
SANITARY SEWER (MAJOR)	\$1,533,555	\$5,722	\$19,601
STORM SEWER (DIRECT)	\$2,454,513	\$9,159	\$31,372
STORM SEWER (MAJOR IMPROVEMENTS)	\$1,942,344	\$7,248	\$24,825
PAVING (DIRECT)	\$4,981,915	\$18,589	\$63,675
PAVING (MAJOR IMPROVEMENTS)	\$ 4,485,521	\$ 16,737	\$ 57,330
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	\$1,810,582	\$6,756	\$23,141
GRAND TOTAL	\$24,300,082	\$90,672	\$310,584

Opinion of Probable Cost

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025

Total Acres: 78.24
Revised:

EROSION CONTROL (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	L.F.	4,300	\$ 6,450.00
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.	30,000	\$ 37,500.00
INLET PROTECTION	\$ 500.00	EA	39	\$ 19,500.00
DISK & SEED	\$ 325.00	ACRE	57	\$ 18,525.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 9,397.50
MISCELLANEOUS ITEMS (2.5%)				\$ 2,349.38
TOTAL				\$ 105,721.88

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025Total Acres: 78.24
Revised:

EROSION CONTROL (MAJOR)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CHOATE PARKWAY				
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	L.F.	8,500	\$ 12,750.00
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.	8,500	\$ 10,625.00
INLET PROTECTION	\$ 500.00	EA	16	\$ 8,000.00
DISK & SEED	\$ 325.00	ACRE	2	\$ 650.00
MISCELLANEOUS ITEMS (5%)				\$ 2,201.25
TOTAL				\$ 46,226.25

EXCAVATION (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING	\$ 2,650.00	ACRE	18.1	\$ 47,935.85
ONSITE CUT/FILL	\$ 3.45	C.Y.	56,176	\$ 193,807.64
SURCHARGE - HAUL TO STOCKPILE	\$ 2.45	C.Y.	17,355	\$ 42,519.75
CONSTRUCTION ENTRANCE	\$ 2,000.00	EA.	1	\$ 2,000.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 28,626.32
MISCELLANEOUS ITEMS (2.5%)				\$ 7,156.58
TOTAL				\$ 322,046

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING	\$ 2,650.00	ACRE	4.6	\$ 12,190.00
CLEARING & GRUBBING	\$ 3.45	ACRE	5.8	\$ 20.01
ONSITE CUT/FILL	\$ 3.45	C.Y.	15,224	\$ 52,522.36
SURCHARGE - HAUL TO STOCKPILE	\$ 2.45	C.Y.	66,905	\$ 163,917.25
POND EXCAVATION	\$ 6.85	C.Y.	67,520	\$ 462,512.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 69,116.16
MISCELLANEOUS ITEMS (2.5%)				\$ 17,279.04
SUBTOTAL				\$ 777,557

CHOATE PARKWAY				
MOBILIZATION	\$ 12,600.00	LS.	1.0	\$ 12,600.00
CLEARING & GRUBBING	\$ 70,225.00	LS.	1.0	\$ 70,225.00
DEMO EXISTING ASPHALT IN CR 88	\$ 13,900.00	LS.	1.0	\$ 13,900.00
STRIP TOPSOIL	\$ 3.00	CY.	943	\$ 2,829.00
ONSITE CUT/FILL	\$ 5.90	C.Y.	11,400	\$ 67,260.00
TRAFFIC CONTROL PH 1 - MOB	\$ 9,520.00	EA.	1	\$ 9,520.00
TRAFFIC CONTROL PH 1 - MSG BOARD - 2 EA	\$ 190.00	DAY	7	\$ 1,330.00
BARRICADES AND SIGNS	\$ 4,340.00	MO	6	\$ 26,040.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 20,370.40
MISCELLANEOUS ITEMS (2.5%)				\$ 5,092.60
SUBTOTAL				\$ 229,167
TOTAL				\$ 1,006,724

RETAINING WALL (MAJOR IMPROVEMENT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
POND BLOCK F	\$ 143,435.00	L.S.	1	\$ 143,435.00
POND BLOCK H NEAR LOT 1	\$ 149,021.00	L.S.	1	\$ 149,021.00
POND BLOCK H NEAR LOT 38	\$ 111,858.00	L.S.	1	\$ 111,858.00
POND BLOCK J	\$ 202,059.00	L.S.	1	\$ 202,059.00
POND BLOCK J NEAR LOT 65	\$ 11,019.00	L.S.	1	\$ 11,019.00
POND BLOCK O	\$ 31,077.00	L.S.	1	\$ 31,077.00
MISCELLANEOUS ITEMS (5%)				\$ 32,423.45
TOTAL				\$ 680,892.45

WATER (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
6" P.V.C. WATERLINE	\$ 41.00	L.F.	154	\$ 6,314.00
8" P.V.C. WATERLINE	\$ 52.20	L.F.	14,216	\$ 742,075.20
6" GATE VALVE & BOX	\$ 1,900.00	EA.	33	\$ 62,700.00
8" GATE VALVE & BOX	\$ 2,725.00	EA.	65	\$ 177,125.00
12" GATE VALVE & BOX	\$ 5,090.00	EA.	1	\$ 5,090.00

DOWDEY, ANDERSON AND ASSOCIATES

Opinion of Probable Cost

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025

Total Acres: 78.24
Revised:

FIRE HYDRANT ASSEMBLY W/ 6" LEAD	\$ 7,150.00	EA.	31	\$ 221,650.00
FLOW TEST FIRE HYDRANT	\$ 205.00	EA.	31	\$ 6,355.00
REMOVE PLUG & CONNECT TO EX. 8" WATER	\$ 550.00	EA.	5	\$ 2,750.00
REMOVE PLUG & CONNECT TO EX. 12" WATER	\$ 700.00	EA.	3	\$ 2,100.00
2" AUTO FLUSH VALVE	\$ 10,500.00	EA.	1	\$ 10,500.00
8" END & PLUG	\$ 400.00	EA.	14	\$ 5,600.00
1" DOMESTIC SERVICE	\$ 1,002.00	EA.	267	\$ 267,534.00
1" DOMESTIC SERVICE FOR FUTURE LOTS	\$ 1,015.00	EA.	2	\$ 2,030.00
MISCELLANEOUS FITTINGS	\$ 10,675.00	TON	7.4	\$ 78,888.25
TRACE WIRE STATIONS	\$ 0.70	L.F.	14,370	\$ 10,059.00
TESTING & CHLORINATION	\$ 1.10	L.F.	14,370	\$ 15,807.00
TRENCH SAFETY	\$ 0.10	L.F.	14,370	\$ 1,437.00
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	21%	\$ 20,775.32
ENGINEERING, PLATTING & STAKING (10%)				\$ 174,567.98
MISCELLANEOUS ITEMS (2.5%)				\$ 43,641.99
TOTAL				\$ 1,963,890

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)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. WATERLINE	\$ 52.20	L.F.	455	\$ 23,751.00
12" P.V.C. WATERLINE	\$ 82.15	L.F.	6,065	\$ 498,239.75
6" GATE VALVE & BOX	\$ 1,900.00	EA.	4	\$ 7,600.00
8" GATE VALVE & BOX	\$ 2,725.00	EA.	15	\$ 40,875.00
12" GATE VALVE & BOX	\$ 5,090.00	EA.	4	\$ 20,360.00
8" END & PLUG	\$ 400.00	EA.	11	\$ 4,400.00
12" END & PLUG	\$ 625.00	EA.	2	\$ 1,250.00
FIRE HYDRANT ASSEMBLY W/ 6" LEAD	\$ 7,150.00	EA.	6	\$ 42,900.00
FLOW TEST FIRE HYDRANT	\$ 205.00	EA.	6	\$ 1,230.00
REMOVE PLUG & CONNECT TO EX. 12" WATER	\$ 700.00	EA.	1	\$ 700.00
CONNECT TO EX. 12" WATER (CUT IN 12" X 12" TEE)	\$ 10,375.00	EA.	1	\$ 10,375.00
24" STEEL ENCASMENT PIPE	\$ 294.00	LF	108	\$ 31,752.00
MISCELLANEOUS FITTINGS	\$ 10,675.00	TON	5.1	\$ 54,549.25
TRACE WIRE STATIONS	\$ 0.70	L.F.	6,520	\$ 4,564.00
TESTING & CHLORINATION	\$ 1.10	L.F.	6,520	\$ 7,172.00
TRENCH SAFETY	\$ 0.10	L.F.	6,520	\$ 652.00
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	9%	\$ 9,037.71
ENGINEERING, PLATTING & STAKING (10%)				\$ 75,940.77
MISCELLANEOUS ITEMS (2.5%)				\$ 18,985.19
SUBTOTAL				\$ 854,334
CHOATE PARKWAY				
4" P.V.C. WATERLINE	\$ 39.50	L.F.	20	\$ 790.00
12" P.V.C. WATERLINE	\$ 84.50	L.F.	3,510	\$ 296,595.00
24" STEEL CASING	\$ 294.00	L.F.	350	\$ 102,900.00
2"x2" CUT-IN TEE CONNECTION	\$ 6,925.00	EA.	1	\$ 6,925.00
12" GATE VALVE & BOX	\$ 5,150.00	EA.	15	\$ 77,250.00
6" GATE VALVE & BOX	\$ 1,925.00	EA.	8	\$ 15,400.00
FIRE HYDRANT ASSEMBLY W/ 6" LEAD	\$ 7,150.00	EA.	8	\$ 57,200.00
MISCELLANEOUS FITTINGS	\$ 10,115.00	TON	3	\$ 30,345.00
COMBINATION AIR AND VACUUM RELEASE VALVE & VAULT	\$ 9,050.00	EA.	2	\$ 18,100.00
POST HYDRANT ASSEMBLY	\$ 4,850.00	EA.	1	\$ 4,850.00
1" WATER SERVICE W/ 3" CASING & TRANSFER	\$ 4,750.00	EA.	3	\$ 14,250.00
CONNECT TO EXISTING 12" STUB	\$ 725.00	EA.	1	\$ 725.00
CUT & PLUG EX 2" WATER MAIN	\$ 600.00	EA.	2	\$ 1,200.00
REM. & REPLACE ASPHALT PAVING	\$ 200.00	SY.	14	\$ 2,800.00
TESTING & CHLORINATION	\$ 1.25	L.F.	3,530	\$ 4,412.50
TRENCH SAFETY	\$ 0.10	L.F.	3,530	\$ 353.00
MAINTENANCE BOND	\$ 24,900.00	%	45%	\$ 11,324.53
ENGINEERING, PLATTING & STAKING (10%)				\$ 64,542.00
MISCELLANEOUS ITEMS (5%)				\$ 16,135.50
SUBTOTAL				\$ 726,098
TOTAL				\$ 1,580,431

SANITARY SEWER (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. PIPE (SDR-35)	\$ 44.25	L.F.	10,248	\$ 453,474.00
8" P.V.C. PIPE (SDR-26)	\$ 67.15	L.F.	512	\$ 34,380.80

Opinion of Probable Cost

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268

Prepared: 1/3/2025

Total Acres: 78.24

Revised:

4' DIAMETER MANHOLE	\$ 7,450.00	EA.	42	\$ 312,900.00
8" PLUG	\$ 85.00	EA.	17	\$ 1,445.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	\$ 685.00	EA.	2	\$ 1,370.00
REMOVE PLUG & BUILD 4' DIAMETER. MANHOLE ON EXIST. 8" SANITARY SEWER	\$ 8,385.00	EA.	2	\$ 16,770.00
CONNECT TO EXISTING 4' DIAMETER MANHOLE	\$ 2,175.00	EA.	1	\$ 2,175.00
CONNECT TO EXISTING 5' DIAMETER MANHOLE W/DROP CONNECTION	\$ 5,050.00	EA.	1	\$ 5,050.00
4" SANITARY SEWER SERVICE	\$ 1,050.00	EA.	237	\$ 248,850.00
4" SANITARY SEWER SERVICE (FUTURE)	\$ 1,698.00	EA.	29	\$ 49,242.00
CONNECT 4" SEWER SERVICE TO EX. 27" SANITARY SEWER	\$ 2,495.00	EA.	3	\$ 7,485.00
SDR-26 ENCASMENT PIPE (@ WTR CROSSINGS)	\$ 94.00	L.F.	486	\$ 45,684.00
CEMENT STABILIZED SAND (FOR WATER LINE)	\$ 62.50	L.F.	36	\$ 2,250.00
16" STEEL ENCASMENT BY JACK & BORE	\$ 537.00	L.F.	30	\$ 16,110.00
TRENCH SAFETY	\$ 0.10	L.F.	10,760	\$ 1,076.00
TESTING & T.V. INSPECTION	\$ 1.75	L.F.	10,760	\$ 18,830.00
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	15%	\$ 14,659.06
ENGINEERING, PLATTING & STAKING (10%)				\$ 123,175.09
MISCELLANEOUS ITEMS (2.5%)				\$ 30,793.77
TOTAL				\$ 1,385,720

SANITARY SEWER (MAJOR)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. PIPE (SDR-35) PARALLEL SEWER	\$ 44.25	L.F.	824	\$ 36,462.00
10" P.V.C. PIPE (SDR-35)	\$ 55.25	L.F.	1,329	\$ 73,427.25
10" P.V.C. PIPE (SDR-26)	\$ 86.85	L.F.	169	\$ 14,677.65
12" P.V.C. PIPE (SDR-26)	\$ 260.00	L.F.	1,305	\$ 339,300.00
15" P.V.C. PIPE (SDR-35)	\$ 87.35	L.F.	1,661	\$ 145,088.35
15" P.V.C. PIPE (SDR-26)	\$ 206.00	L.F.	1,640	\$ 337,840.00
4' DIAMETER MANHOLE	\$ 7,450.00	EA.	4	\$ 29,800.00
5' DIAMETER MANHOLE	\$ 15,350.00	EA.	16	\$ 245,600.00
5' DIAMETER DROP MANHOLE	\$ 22,295.00	EA.	5	\$ 111,475.00
10" PLUG	\$ 225.00	EA.	2	\$ 450.00
TRENCH SAFETY	\$ 0.10	L.F.	6,928	\$ 692.80
TESTING & T.V. INSPECTION	\$ 1.75	L.F.	6,928	\$ 12,124.00
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	17%	\$ 16,222.96
ENGINEERING, PLATTING & STAKING (10%)				\$ 136,316.00
MISCELLANEOUS ITEMS (2.5%)				\$ 34,079.00
TOTAL				\$ 1,533,555

STORM SEWER (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
18" R.C.P. (Reinforced Concrete Pipe)	\$ 70.00	L.F.	1,110	\$ 77,700.00
21" R.C.P.	\$ 76.00	L.F.	735	\$ 55,860.00
24" R.C.P.	\$ 87.00	L.F.	512	\$ 44,544.00
27" R.C.P.	\$ 101.00	L.F.	1,006	\$ 101,606.00
30" R.C.P.	\$ 111.00	L.F.	1,534	\$ 170,274.00
36" R.C.P.	\$ 141.00	L.F.	1,151	\$ 162,291.00
42" R.C.P.	\$ 186.00	L.F.	1,598	\$ 297,228.00
48" R.C.P.	\$ 223.00	L.F.	1,156	\$ 257,788.00
4'X4' R.C.B.	\$ 332.00	L.F.	86	\$ 28,552.00
5'X3' R.C.B.	\$ 366.00	L.F.	843	\$ 308,538.00
10' CURB INLET	\$ 7,600.00	EA.	36	\$ 273,600.00
15' CURB INLET	\$ 10,200.00	EA.	4	\$ 40,800.00
4'X4' DROP INLET	\$ 6,300.00	EA.	3	\$ 18,900.00
4'X4' JUNCTION BOX	\$ 7,100.00	EA.	6	\$ 42,600.00
5'X5' JUNCTION BOX	\$ 8,400.00	EA.	7	\$ 58,800.00
7'X7' JUNCTION BOX	\$ 17,000.00	EA.	1	\$ 17,000.00
4'X4' DS MH LG	\$ 45,400.00	EA.	1	\$ 45,400.00
5'X5' DS MH LG	\$ 45,400.00	EA.	2	\$ 90,800.00
4' MANHOLE RISER	\$ 7,250.00	EA.	1	\$ 7,250.00
18" TXDOT SETP-PD HEADWALL	\$ 6,300.00	EA.	1	\$ 6,300.00
30" TXDOT SETP-PD HEADWALL	\$ 6,400.00	EA.	1	\$ 6,400.00
42" TXDOT SETP-PD HEADWALL	\$ 8,400.00	EA.	1	\$ 8,400.00
4'X4' TXDOT SETP-PD HEADWALL	\$ 10,200.00	EA.	1	\$ 10,200.00
CONNECT TO EXISTING PIPE	\$ 550.00	EA.	2	\$ 1,100.00
REMOVE HEADWALL & CONNECT TO EXISTING PIPE	\$ 1,025.00	EA.	1	\$ 1,025.00
TRENCH SAFETY	\$ 0.10	L.F.	9,731	\$ 973.10

DRAW No. 050524

DOWDEY, ANDERSON AND ASSOCIATES

Opinion of Probable Cost

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268

Prepared: 1/3/2025

Total Acres: 78.24

Revised:

TV INSPECTION	\$ 2.25	L.F.	9,731	\$ 21,894.75
MAINTENCE BOND 2-YR 100%	\$ 98,000.00	%	26%	\$ 25,965.46
ENGINEERING, PLATTING & STAKING (10%)				\$ 218,178.93
MISCELLANEOUS ITEMS (2.5%)				\$ 54,544.73
TOTAL				\$ 2,454,513

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
36" R.C.P.	\$ 159.00	L.F.	425	\$ 67,575.00
42" R.C.P.	\$ 221.00	L.F.	562	\$ 124,202.00
48" R.C.P.	\$ 258.00	L.F.	175	\$ 45,150.00
4'X4' R.C.B.	\$ 339.00	L.F.	103	\$ 34,917.00
5'X3' R.C.B.	\$ 381.00	L.F.	50	\$ 19,050.00
5'X4' R.C.B.	\$ 403.00	L.F.	124	\$ 49,972.00
8'X3' R.C.B.	\$ 615.00	L.F.	99	\$ 60,885.00
4' X 4' DROP INLET	\$ 6,300.00	EA.	1	\$ 6,300.00
10' REC. CURB INLET	\$ 7,900.00	EA.	2	\$ 15,800.00
10' CURB INLET W/DEBRIS SEPARATOR	\$ 15,950.00	EA.	1	\$ 15,950.00
4' X 4' JUNCTION BOX	\$ 7,100.00	EA.	2	\$ 14,200.00
5' X 5' JUNCTION BOX	\$ 8,400.00	EA.	1	\$ 8,400.00
7'X7' JUNCTION BOX	\$ 17,000.00	EA.	1	\$ 17,000.00
4'X3' POND RISER W/ GRATE	\$ 11,400.00	EA.	1	\$ 11,400.00
4'X4' POND RISER W/ GRATE	\$ 12,250.00	EA.	1	\$ 12,250.00
4'X4' DS MH LG	\$ 45,400.00	EA.	2	\$ 90,800.00
5'X5' DS MH LG	\$ 45,400.00	EA.	1	\$ 45,400.00
7'X7' DS MH LG	\$ 48,825.00	EA.	1	\$ 48,825.00
18" TXDOT SETP-CD HEADWALL	\$ 5,950.00	EA.	1	\$ 5,950.00
18" TXDOT SETP-PD HEADWALL	\$ 6,300.00	EA.	1	\$ 6,300.00
21" TXDOT SETP-PD HEADWALL	\$ 6,400.00	EA.	2	\$ 12,800.00
36" TXDOT SETP-PD HEADWALL	\$ 7,900.00	EA.	3	\$ 23,700.00
42" TXDOT SETP-PD HEADWALL	\$ 8,400.00	EA.	1	\$ 8,400.00
42" TXDOT SETP-CD HEADWALL	\$ 8,400.00	EA.	1	\$ 8,400.00
48" TXDOT CH-PW-0 HEADWALL	\$ 13,650.00	EA.	1	\$ 13,650.00
48" SLOPED END HEADWALL	\$ 9,000.00	EA.	3	\$ 27,000.00
4' X 4' TXDOT SETB-PD HEADWALL	\$ 10,200.00	EA.	1	\$ 10,200.00
5' X 3' TXDOT SETB-PD HEADWALL	\$ 10,900.00	EA.	2	\$ 21,800.00
5' X 4' TXDOT SETB-PD HEADWALL	\$ 11,950.00	EA.	1	\$ 11,950.00
8' X 3' TXDOT SETB-PD HEADWALL	\$ 18,250.00	EA.	2	\$ 36,500.00
5'X10' GABIONS MATTRESS	\$ 2,750.00	EA.	3	\$ 8,250.00
15'X10' GABIONS MATTRESS	\$ 7,100.00	SY	3	\$ 21,300.00
12" THICK SACK GABIONS	\$ 414.00	SY	35	\$ 14,490.00
PUMP DOWN EXISTING PONDS	\$ 9,550.00	LS.	2	\$ 19,100.00
TRENCH SAFETY	\$ 0.10	L.F.	1,538	\$ 153.80
TV INSPECTION	\$ 2.25	L.F.	1,538	\$ 3,460.50
MAINTENCE BOND 2-YR 100%	\$ 98,000.00	%	12%	\$ 11,339.50
ENGINEERING, PLATTING & STAKING (10%)				\$ 95,281.98
MISCELLANEOUS ITEMS (2.5%)				\$ 23,820.50
SUBTOTAL				\$ 1,071,922

CHOATE PARKWAY

18" R.C.P. (Reinforced Concrete Pipe)	\$ 71.00	L.F.	1,738	\$ 123,398.00
21" R.C.P.	\$ 78.00	L.F.	243	\$ 18,954.00
24" R.C.P.	\$ 89.00	L.F.	379	\$ 33,731.00
36" R.C.P.	\$ 142.00	L.F.	21	\$ 2,982.00
42" R.C.P.	\$ 190.00	L.F.	208	\$ 39,520.00
6' X 4' R.C.B.	\$ 582.00	L.F.	268	\$ 155,976.00
15' REC. CURB INLET	\$ 10,400.00	EA.	2	\$ 20,800.00
10' REC. CURB INLET W/ DEBRIS SEPERATOR	\$ 16,200.00	EA.	1	\$ 16,200.00
10' REC. CURB INLET	\$ 8,100.00	EA.	9	\$ 72,900.00
4' X 4' JUNCTION BOX	\$ 7,400.00	EA.	6	\$ 44,400.00
5' X 5' JUNCTION BOX	\$ 8,700.00	EA.	2	\$ 17,400.00
LARGE DEBRIS SEPERATOR	\$ 47,000.00	EA.	1	\$ 47,000.00
3-6'X4' PW-1 HEADWALL	\$ 41,350.00	EA.	1	\$ 41,350.00
3-6'X4' PW-2 HEADWALL	\$ 41,850.00	EA.	1	\$ 41,850.00
FLEXMAT	\$ 208.50	SY	361	\$ 75,268.50
REM. H.W. & CONNECT TO EX. 42" RCP	\$ 975.00	EA.	1	\$ 975.00
TRENCH SAFETY	\$ 0.10	L.F.	2,857	\$ 285.70
TV INSPECTION	\$ 2.50	L.F.	2,857	\$ 7,142.50
MAINTENCE BOND	\$ 24,900.00	%	55%	\$ 13,575.47
ENGINEERING, PLATTING & STAKING (10%)				\$ 77,370.82

DAA No. 05052A

DOWDEY, ANDERSON AND ASSOCIATES

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268

Total Acres: 78.24

Prepared: 1/3/2025

Revised:

MISCELLANEOUS ITEMS (2.5%)	\$	19,342.70
SUBTOTAL	\$	870,422
TOTAL	\$	1,942,344

PAVING (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" REINFORCED CONCRETE PAVEMENT (BEST IN CLASS)	\$ 65.15	S.Y.	3,365	\$ 219,230.00
6" REINFORCED CONCRETE PAVEMENT	\$ 57.40	S.Y.	42,353	\$ 2,431,062.20
6" REINFORCED CONCRETE PAVEMENT (FOR ALLEY)	\$ 75.95	S.Y.	2,327	\$ 176,735.65
6" REINFORCED CONCRETE PAVEMENT (FOR URBAN ST.)	\$ 63.85	S.Y.	3,663	\$ 233,882.55
6" LIME STABILIZED SUBGRADE	\$ 3.60	S.Y.	58,423	\$ 210,323.78
HYDRATED LIME (36 LBS/SY)	\$ 335.00	TON	1,051	\$ 352,201.88
CONCRETE HEADER & TYPE III BARRICADE	\$ 2,200.00	EA.	2	\$ 4,400.00
REMOVE BARRICADE & CONNECT TO EX. ST. HEADER	\$ 1,100.00	EA.	3	\$ 3,300.00
5' WIDE SIDEWALK (BY DEVELOPER)	\$ 72.00	S.Y.	2,520	\$ 181,440.00
6' WIDE SIDEWALK (BY DEVELOPER)	\$ 72.00	S.Y.	3,883	\$ 279,576.00
10' WIDE TRAIL (BY DEVELOPER)	\$ 99.00	S.F.	1,100	\$ 108,900.00
BARRIER FREE RAMPS	\$ 3,000.00	EA.	41	\$ 123,000.00
DETECTABLE WARNING SURFACE AT ALLEYS	\$ 2,800.00	EA.	6	\$ 16,800.00
STREET NAME BLADE (BRANDON INDUSTRIES)	\$ 1,300.00	EA.	42	\$ 54,600.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	\$ 430.00	EA.	18	\$ 7,740.00
STOP SIGN AND POLE 36"x36" (BRANDON INDUSTRIES)	\$ 525.00	EA.	1	\$ 525.00
NO OUTLET SIGN	\$ 275.00	EA.	7	\$ 1,925.00
MAINTENANCE BOND	\$ 29,750.00	%	76%	\$ 22,726.79
ENGINEERING, PLATTING & STAKING (10%)				\$ 442,836.88
MISCELLANEOUS ITEMS (2.5%)				\$ 110,709.22
TOTAL				\$ 4,981,915

PAVING (MAJOR IMPROVEMENT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" REINFORCED CONCRETE PAVEMENT (ROSELAND-ANNEX PH)	\$ 65.15	S.Y.	8,027	\$ 522,960.00
6" REINFORCED CONCRETE PAVEMENT (VICTORY GALLOP)	\$ 57.40	S.Y.	4,445	\$ 255,143.00
6" LIME STABILIZED SUBGRADE	\$ 3.60	SY.	14,092	\$ 50,731.00
HYDRATED LIME (36 LBS/SY)	\$ 335.00	TN.	254	\$ 84,974.00
REMOVE BARRICADE & CONNECT TO EX. ST. HEADER	\$ 1,100.00	EA.	3	\$ 3,300.00
CONCRETE HEADER & TYPE III BARRICADE	\$ 2,200.00	LF.	1	\$ 2,200.00
CONNECT TO EXISTING ASPHALT PAVING	\$ 950.00	EA.	3	\$ 2,850.00
ASPHALT PAVEMENT	\$ 155.00	S.Y.	870	\$ 134,850.00
LAYDOWN MEDIAN NOSE	\$ 650.00	EA.	4	\$ 2,600.00
STAMPED CONCRETE (MEDIAN NOSES, CROSSWALKS, SPLITTER ISLANDS, TRUCK APRON)	\$ 330.00	S.Y.	510	\$ 168,300.00
6' WIDE SIDEWALK (BY DEVELOPER)	\$ 72.00	S.Y.	117	\$ 8,424.00
8' WIDE TRAIL (BY DEVELOPER)	\$ 99.00	S.F.	800	\$ 79,200.00
BARRIER FREE RAMPS	\$ 3,000.00	EA.	3	\$ 9,000.00
ROSELAND/ROUNDAABOUT PAVEMENT MARKINGS	\$ 5,125.00	LS.	1	\$ 5,125.00
STREET NAME BLADE (BRANDON INDUSTRIES)	\$ 1,300.00	EA.	4	\$ 5,200.00
STOP SIGN AND POLE 36"x36" (BRANDON INDUSTRIES)	\$ 525.00	EA.	2	\$ 1,050.00
TRAFFIC SIGN	\$ 2,130.00	EA.	12	\$ 25,560.00
MAINTENANCE BOND	\$ 29,750.00	%	24%	\$ 7,023.21
ENGINEERING, PLATTING & STAKING (10%)				\$ 136,849.02
MISCELLANEOUS ITEMS (2.5%)				\$ 34,212.26
SUBTOTAL				\$ 1,539,551

CHOATE PKWY & ROSELAND PKWY STA 14+22.90 TO 24+44.27)

10" REINF. CONCRETE STREET PAVEMENT	\$ 73.85	S.Y.	17,945	\$ 1,325,238.25
9" REINF. CONCRETE STREET PAVEMENT	\$ 85.90	S.Y.	393	\$ 33,758.70
7" REINF. CONCRETE STREET PAVEMENT	\$ 82.05	S.Y.	207	\$ 16,984.35
6" REINF. CONCRETE STREET PAVEMENT	\$ 78.00	S.Y.	1,091	\$ 85,098.00
2" HOT MIX ASPHALTIC CONCRETE (TYPE D)	\$ 34.80	S.Y.	917	\$ 31,911.60
4" ASPHALTIC (TYPE B)	\$ 81.10	S.Y.	466	\$ 37,792.60
8" SCARIFIED AND COMPACTED SUBGRADE	\$ 3.00	S.Y.	600	\$ 1,800.00
8" LIME TREATED SUBGRADE	\$ 3.50	S.Y.	20,481	\$ 71,683.50
HYDRATED LIME (36 LBS/SY)	\$ 335.00	TN.	369	\$ 123,615.00
8" FLEX BASE	\$ 19.25	C.Y.	540	\$ 10,395.00
LAYDOWN MEDIAN NOSE	\$ 650.00	EA.	12	\$ 7,800.00
STAMPED CONCRETE	\$ 280.00	SY.	525	\$ 147,000.00
10" STAMPED CONCRETE CROSS WALK	\$ 310.00	SY.	330	\$ 102,300.00
13" STAMPED CONCRETE TRUCK APRON	\$ 330.00	SY.	575	\$ 189,750.00
3" MOUNTABLE CURB AT TRUCK APRON	\$ 6.00	LF.	396	\$ 2,376.00
END OF ROAD BARRICADE	\$ 1,700.00	EA.	2	\$ 3,400.00

Opinion of Probable Cost

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025

Total Acres: 78.24
Revised:

10' WIDE 6" THICK CONCRETE SIDEWALK	\$ 11.00	LF.	5,655	\$ 62,205.00
BARRIER FREE RAMPS	\$ 3,000.00	EA.	12	\$ 36,000.00
STREET NAME BLADES ON DECORATIVE POST	\$ 1,300.00	EA.	8	\$ 10,400.00
TRAFFIC CONTROL	\$ 13,300.00	LS.	1	\$ 13,300.00
STREET SIGN ASSEMBLY ON DECORATIVE POST	\$ 3,000.00	EA.	57	\$ 171,000.00
4" WHITE EDGE LINE	\$ 1.90	LF.	3,040	\$ 5,776.00
4" BROKEN EDGE LINE	\$ 1.90	LF.	1,378	\$ 2,618.20
4" YELLOW EDGE LINE	\$ 1.90	LF.	1,099	\$ 2,088.10
8" WHITE LINE	\$ 3.80	LF.	1,440	\$ 5,472.00
8" WHITE PUPPY TRACKS	\$ 3.80	LF.	266	\$ 1,010.80
12" WHITE LINE	\$ 8.75	LF.	1,147	\$ 10,036.25
12" YELLOW LINE	\$ 8.75	LF.	734	\$ 6,422.50
4" DOUBLE YELLOW LINE	\$ 3.80	LF.	4,300	\$ 16,340.00
8" DOTTED WHITE LINE (DOT)	\$ 3.80	LF.	122	\$ 463.60
8" DOTTED WHITE LINE (LNDP)	\$ 3.80	LF.	50	\$ 190.00
PAVEMENT MARKING ARROW	\$ 455.00	EA.	11	\$ 5,005.00
PAVEMENT MARKING WORD	\$ 355.00	EA.	6	\$ 2,130.00
REMOVE EXISTING CONCRETE PAVEMENT	\$ 18.00	SY.	611	\$ 10,998.00
MILL IN PLACE EXISTING ASPHALT PAVEMENT (23+00 TO 35+67.2)	\$ 9.25	SY.	3,098	\$ 28,656.50
RELOCATE EXISTING SIGN	\$ 525.00	EA.	6	\$ 3,150.00
RELOCATE EXISTING MAILBOX	\$ 1,200.00	EA.	3	\$ 3,600.00
REMOVE EXISTING CURB	\$ 25.00	LF.	575	\$ 14,375.00
MAINTENCE BOND	\$ 16,500.00	LS.	1	\$ 16,500.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 261,864.00
MISCELLANEOUS ITEMS (2.5%)				\$ 65,466.00
SUBTOTAL - CHOATE PARKWAY				\$ 2,945,970
TOTAL				\$ 4,485,521

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PLATTING FEE	\$ 1,500.00	L.S.	1	\$ 1,500.00
ENGINEERING REVIEW FEE	\$ 10,000.00	L.S.	1	\$ 10,000.00
INSPECTION FEE (4%) - DI	\$ 10,786,037	%	4%	\$ 431,441.50
INSPECTION FEE (4%) - MI	\$ 9,541,852	%	4%	\$ 381,674.06
GEO-TECHNICAL REPORT	\$ 10,000.00	L.S.	1	\$ 10,000.00
MATERIAL TESTING - DI	\$ 66,250.00	%	50%	\$ 33,101.88
MATERIAL TESTING - MI	\$ 66,250.00	%	50%	\$ 33,284.57
CONSTRUCTION MANAGEMENT (4%) - DI	\$ 11,213,805	%	4%	\$ 448,552.22
CONSTRUCTION MANAGEMENT (4%) - MI	\$ 11,275,694	%	4%	\$ 451,027.77
SWPPP ADMINISTRATION	\$ 5,000.00	L.S.	1	\$ 5,000.00
PRINTS & COURIER SERVICE	\$ 5,000.00	L.S.	1	\$ 5,000.00
TOTAL				\$ 1,810,582

APPENDIX C-1
LEGAL DESCRIPTION
PID PROPERTY
(556.936 ACRES)

**LEGAL DESCRIPTION
OVERALL TRACT 556.836 AC**

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, being all of those tracts of land conveyed to Brinkmann Ranches of Collin County, L.P., according to deeds recorded in Document Number 2005-0176477 and 2005-0176476, Official Public Records, Collin County, Texas, and being all of those tracts of land conveyed to Collin County Two Trees Investments, LP, according to deeds recorded in Document Numbers 20090603000680790 (Tract 4), 20110929001040010 (Tract III) and 20090603000680810 (Parcels I and II), Official Public Records, Collin County, Texas;

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 4 of Collin County Two Trees Investments, LP tract, same being the northeast corner of that tract of land conveyed to Donald T. Koch, as trustee of the surviving grantor's revocable trust, according to deed recorded in Document Number 20170616000785220, Official Public Records, Collin County, Texas, and being in the center line of County Road 88 (Choate Road);

THENCE N 89° 45' 07" E, with the north line of said Tract 4 of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 868.09 feet to a 1/2 inch iron rod with cap stamped "DAA" set for the northeast corner of said Tract 4 of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Tract III, Collin County Two Trees Investments, LP tract;

THENCE N 89° 41' 25" E, with the north line of said Tract III of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 658.13 feet to a 1/2 inch iron rod with cap stamped "DAA" set for the northeast corner of said Tract III of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Parcel II of Collin County Two Trees Investments, LP tract;

THENCE N 89° 30' 23" E, with the north line of said Parcel II of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, passing the northeast corner of said Parcel II of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Parcel I of Collin County Two Trees Investments, LP tract, at a distance of 351.59 feet, continuing a total distance of 691.06 feet to a 1/2 inch iron rod with cap stamped "DAA" set in the north line of said Parcel I of Collin County Two Trees Investments, LP tract, same being the southwest corner of that of land conveyed to G&N Estates, LLC, according to deed recorded in Document Number 20070315000355600, Official Public Records, Collin County, Texas;

THENCE N 88° 59' 17" E, with the north line of said Parcel I of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 663.23 feet to a 5/8 inch iron rod found in the north line of said Parcel I of Collin County Two Trees Investments, LP tract, same being the southeast corner of said G&N Estates, LLC tract, also being the southwest corner of that tract of land conveyed to Robert D. Newell and Charlotte K. Newell, according to the deed recorded in Document Number 20120615000717260, Official Public Records, Collin County, Texas;

THENCE N 89° 12' 54" E, with the north line of said Parcel I of Collin County Two Trees Investments, LP tract and the most northern line of that tract of land conveyed to Brinkmann Ranches of Collin County, L.P., according to deed recorded in Document Number 2005-0176477, Official Public Records, Collin County, Texas, and the center line of said County Road 88, a distance of 1,177.40 feet to a 1/2 inch iron rod found for an angle point in the most northern line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176477), same being the northwest corner of that tract of land conveyed to Metallic Land Company, LLC, according to deed recorded in Document Number 20150304000239620, Official Public Records, Collin County, Texas, also being in the south line of that tract of land conveyed to Vijay Prathani and wife, Pavani Chillarige, according to deed recorded in Document Number 20160908001195410, Official Public Records, Collin County, Texas;

APPENDIX C-2
LEGAL DESCRIPTION
PHASE #1 PROPERTY
(34.979 ACRES)

LEGAL DESCRIPTION

34.979 ACRES

BEING a tract of land located in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, and being part of a tract of land described in Deed to Celina 557 Partners, L.P., according to the document of record filed in Document Number 20190205000119410, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described herein:

BEGINNING at a 1/2" iron rod with yellow cap stamped "DAA" found at a common interior ell corner of said Celina 557 Partners, L.P. tract and the northwest corner of Lot 54, Block CC, MUSTANG LAKES PHASE 2A, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20171004010004700, O.P.R.C.C.T.;

THENCE Over and across said Celina 557 Partners, L.P. tract, the following courses and distances:

N 00° 11' 51" W, a distance of 248.00 feet to a 1/2" iron rod set for corner;

N 89° 48' 09" E, a distance of 125.00 feet to a 1/2" iron rod set for corner;

N 00° 11' 51" W, a distance of 60.22 feet to a 1/2" iron rod set for corner;

N 89° 48' 09" E, a distance of 176.91 feet to a 1/2" iron rod set for corner;

N 76° 04' 11" E, a distance of 115.61 feet to a 1/2" iron rod set for corner;

N 65° 40' 08" E, a distance of 115.72 feet to a 1/2" iron rod set for corner;

N 55° 33' 26" E, a distance of 115.66 feet to a 1/2" iron rod set for corner;

N 45° 26' 57" E, a distance of 115.64 feet to a 1/2" iron rod set for corner;

N 35° 20' 17" E, a distance of 115.72 feet to a 1/2" iron rod set for corner;

N 25° 02' 45" E, a distance of 115.69 feet to a 1/2" iron rod set for corner;

N 20° 33' 57" E, a distance of 60.73 feet to a 1/2" iron rod set for corner;

S 69° 26' 03" E, a distance of 125.00 feet to a 1/2" iron rod set for corner;

N 20° 33' 57" E, a distance of 53.71 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 08° 17' 04", a radius of 125.00 feet and a chord bearing and distance of N 16° 25' 25" E, 18.06 feet;

Along said curve to the left, an arc distance of 18.07 feet to a 1/2" iron rod set for corner;

S 77° 43' 07" E, a distance of 50.00 feet to a 1/2" iron rod set for corner;

S 31° 29' 55" E, a distance of 14.04 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the left having a central angle of 12° 00' 31", a radius of 225.00 feet and a chord bearing and distance of S 84° 11' 36" E, 47.07 feet;

Along said curve to the left, an arc distance of 47.16 feet to a 1/2" iron rod set for corner;

N 00° 11' 52" W, a distance of 125.00 feet to a 1/2" iron rod set for corner;

N 89° 48' 09" E, a distance of 660.65 feet to a 1/2" iron rod set for corner;

N 77° 24' 29" E, a distance of 56.56 feet to a 1/2" iron rod set for corner;

N 63° 08' 20" E, a distance of 118.60 feet to a 1/2" iron rod set for corner;

N 74° 28' 45" E, a distance of 147.96 feet to a 1/2" iron rod set for corner;

N 88° 18' 40" E, a distance of 79.96 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the right having a central angle of 00° 57' 05", a radius of 780.00 feet and a chord bearing and distance of S 01° 12' 47" E, 12.95 feet;

Along said curve to the right, an arc distance of 12.95 feet to a 1/2" iron rod set for corner;

S 00° 44' 14" E, a distance of 68.82 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 09° 54' 07", a radius of 970.00 feet and a chord bearing and distance of S 05° 41' 18" E, 167.43 feet;

Along said curve to the left, an arc distance of 167.64 to a 1/2" iron rod set for corner at the beginning of a of a reverse curve to the right having a central angle of 10° 26' 30", a radius of 1,030.00 feet and a chord bearing and distance of S 05° 25' 06" E, 187.45 feet;

Along said curve to the right, an arc distance of 187.71 feet to a 1/2" iron rod set for corner;

S 00° 11' 51" E, a distance of 143.86 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 10° 34' 23", a radius of 570.00 feet and a chord bearing and distance of S 05° 29' 02" E, 105.03 feet;

Along said curve to the left, an arc distance of 105.18 feet to a 1/2" iron rod set for corner;

S 10° 46' 14" E, a distance of 83.38 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right having a central angle of 10° 34' 23", a radius of 630.00 feet and a chord bearing and distance of S 05° 29' 02" E, 116.09 feet;

Along said curve to the right, an arc distance of 116.26 feet to a 1/2" iron rod set for corner;

S 00° 11' 51" E, a distance of 130.43 feet to a 1/2" iron rod with yellow cap stamped "DAA" found on a southerly line of said Celina 557 Partners, L.P. tract, at the northwest corner of Lot

17X, Block P, MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Amended Plat of record filed in Document Number 20170201010000510, O.P.R.C.C.T;

THENCE S 89° 48' 09" W, along said southerly line, a distance of 2,194.19 feet to the **POINT OF BEGINNING**, and containing 34.979 acres of land, more or less.

APPENDIX C-3
LEGAL DESCRIPTION
MIXED USE PARCELS
(60.481 ACRES)

LEGAL DESCRIPTION
MU-2 TRACT 5.042AC

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, and being a portion of that tract of land conveyed to Celina 557 Partnership, L.P., according to the deed recorded in Instrument Number 20190205000119420, 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 the northwest corner of hereon described tract, from which a found 1/2-inch iron rod in the approximate centerline of County Road 88 for the northwest corner of said Celina 557 Partnership, L.P. tract, bears N 87° 58' 01" W, a distance of 1,494.90 feet;

THENCE Over and across said Celina 557 Partnership, L.P. tract, the following eleven (11) courses and distances:

1. S 86°28'20" E, a distance of 101.23 feet;
2. N 89°42'50" E, a distance of 175.00 feet;
3. S 45°17'53" E, a distance of 35.36 feet;, from which a found 1/2-inch iron rod with yellow plastic cp stamped "DAA" in the approximate centerline of County Road 88, same being the north line of said Celina 557 Partnership, L.P. tract, also being the southwest corner of that tract of land conveyed to G&N Estates, LLC, according to deed recorded in Instrument Number 20070315000355600, O.P.R.C.C.T., bears N 77° 06' 46" E, a distance of 433.16 feet;
4. S 00°18'35" E, a distance of 125.00 feet;
5. S 02°13'08" E, a distance of 150.09 feet;
6. S 00°18'35" E, a distance of 279.95 feet to the beginning of a tangent curve to the left having a radius of 1,237.50 feet, a central angle of 06°05'33", a chord bearing and distance of S 03°21'22" E - 131.53 feet;
7. With said tangent curve to the left, an arc length of 131.59 feet;
8. S 83°46'00" W, a distance of 97.23 feet to the beginning of a tangent curve to the right having a radius of 725.00 feet, a central angle of 16°34'45", a chord bearing and distance of N 87°56'38" W - 209.06 feet;
9. With said tangent curve to the right, an arc length of 209.79 feet to the beginning of a reverse curve to the left having a radius of 825.00 feet, a central angle of 00°31'21", a chord bearing and distance of N 79°54'56" W - 7.52 feet;
10. With said reverse curve to the right, an arc length of 7.52 feet;

11. N 00°18'35" W, a distance of 718.20 feet to the **POINT OF BEGINNING** and **CONTAINING** 5.042 Acres or 219,625 Square Feet of land more or less, and being prepared under job number 70202-04 by Pape Dawson Engineers, Inc.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish TBPELS Acts and Rules Page 97 of 109 Updated April 1, 2021 interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings are based on the Texas Coordinate System Established for the North Central Zone (4202) from North American Datum 1983 (NA2011) epoch 2010.00.

LEGAL DESCRIPTION
MU-2 TRACT 55.439AC

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, and being a portion of those tracts of land conveyed to Celina 557 Partnership, L.P., according to the deeds recorded in Instrument Numbers 20190205000119410 and 20190205000119420, 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 the northwest corner of hereon described tract, from which a found 1/2-inch iron rod with yellow plastic cp stamped "DAA" in the approximate centerline of County Road 88, same being the north line of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119420), also being the southwest corner of that tract of land conveyed to G&N Estates, LLC, according to deed recorded in Instrument Number 20070315000355600, O.P.R.C.C.T., bears N 76° 08' 06" E, a distance of 296.01 feet;

THENCE Over and across said Celina 557 Partnership, L.P. tracts, the following seven (7) courses and distances:

1. N 89°42'50" E, a distance of 175.00 feet;
2. N 85°53'59" E, a distance of 150.33 feet;
3. N 89°42'50" E, a distance of 8.35 feet;
4. N 88°59'17" E, a distance of 618.12 feet;
5. N 89°12'54" E, a distance of 1158.34 feet;
6. S 86°58'15" E, a distance of 150.33 feet;
7. N 89°12'54" E, a distance of 96.58 feet to the northeasterly line of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), same being the south line of that tract of land conveyed to Metallic Land Company, LLC, according to deed recorded in Instrument

Number 20150304000239620, O.P.R.C.C.T., from which a found 1/2-inch iron rod on the approximate center line of said County Road 88 for the most northerly northeast corner of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), also being the northwest corner of said Metallic Land Company, LLC tract, bears N 73°41'33" W, a distance of 238.16 feet;

THENCE S 73°41'33" E, with the northeasterly line of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), and the south line of said Metallic Land Company, LLC tract, a distance of 138.23, from which a found 1/2-inch iron rod on the west right-of-way of Farm-To-Market Road 2478 for the most easterly northeast corner of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), also being the southeast corner of said Metallic Land Company, LLC tract, bears S 73° 41' 33" E, a distance of 22.28 feet;

THENCE Over and across said Celina 557 Partnership, L.P. tracts, the following twelve (12) courses and distances:

1. S 09°48'59" E, a distance of 580.49 feet to the beginning of a non-tangent curve to the right having a radius of 5,659.41 feet, a central angle of 02°48'44", a chord bearing and distance of S 08°29'27" E - 277.76 feet;
2. With said non-tangent curve to the right, an arc length of 277.78 feet;
3. S 89°05'55" W, a distance of 95.96 feet;
4. S 84°56'39" W, a distance of 60.16 feet;
5. S 62°49'36" W, a distance of 66.91 feet;
6. S 83°36'35" W, a distance of 60.28 feet;
7. S 89°05'46" W, a distance of 2,339.02 feet to the beginning of a non-tangent curve to the right having a radius of 1,162.50 feet, a central angle of 15°56'47", a chord bearing and distance of N 07°46'59" W – 302.40 feet;
8. With said non-tangent curve to the right, an arc length of 303.26 feet;
9. N 00°18'35" W, a distance of 334.92 feet;
10. N 01°35'58" E, a distance of 150.08 feet;
11. N 00°18'35" W, a distance of 125.00 feet;
12. N 44°42'07" E, a distance of 35.35 feet to the **POINT OF BEGINNING** and **CONTAINING** 55.439 Acres or 2,414,909 Square Feet of land more or less, and being prepared under job number 70202-04 by Pape Dawson Engineers, Inc.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish TBPELS Acts and Rules Page 97 of 109 Updated April 1, 2021 interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings are based on the Texas Coordinate System Established for the North Central Zone (4202) from North American Datum 1983 (NA2011) epoch 2010.00.

APPENDIX C-4
LEGAL DESCRIPTION
PHASE #2 PROPERTY
(78.243 ACRES)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

LEGAL DESCRIPTION

MUSTANG ANNEX PHASE 2

TRACT 1-41.453 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT 1;

THENCE N 00° 36' 33" W, A DISTANCE OF 1278.33 FEET TO A POINT FOR CORNER;

THENCE N 89° 23' 27" E, A DISTANCE OF 42.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54° 24' 35", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N 26° 35' 44" E, A DISTANCE OF 45.72 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 47.48 FEET TO A POINT FOR CORNER;

THENCE N 00° 36' 33" W, A DISTANCE OF 125.15 FEET TO A POINT FOR CORNER;

THENCE S 89° 34' 32" E, A DISTANCE OF 99.01 FEET TO A POINT FOR CORNER;

THENCE N 49° 08' 35" E, A DISTANCE OF 129.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 123° 51' 46", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N 26° 22' 05" E, A DISTANCE OF 88.24 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 108.09' TO A POINT FOR CORNER;

THENCE N 16° 47' 08" E, A DISTANCE OF 35.90 FEET TO A POINT FOR CORNER;

THENCE N 57° 23' 57" E, A DISTANCE OF 121.19 FEET TO A POINT FOR CORNER;

THENCE S 30° 29' 09" E, A DISTANCE OF 50.03 FEET TO A POINT FOR CORNER;

THENCE N 73° 39' 49" E, A DISTANCE OF 120.37 FEET TO A POINT FOR CORNER;

THENCE S 79° 52' 40" E, A DISTANCE OF 52.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 169° 11' 29", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S 60° 42' 36" E, A DISTANCE OF 99.56 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 147.65 FEET TO A POINT FOR CORNER;

THENCE S 59° 51' 44" E, A DISTANCE OF 9.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01° 31' 11", A RADIUS OF 3351.00 FEET AND A CHORD BEARING AND DISTANCE OF N 61° 41' 36" E, A DISTANCE OF 88.89 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 88.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34° 04' 15", A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF N 45° 25' 04" E, A DISTANCE OF 73.24 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 74.33 FEET TO A POINT FOR CORNER;
 THENCE N 15° 41' 28" W, A DISTANCE OF 14.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56° 16' 06", A RADIUS OF 180.00 FEET AND A CHORD BEARING AND DISTANCE OF N 28° 44' 37" W, A DISTANCE OF 169.75 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 176.77 FEET TO A POINT FOR CORNER;
 THENCE N 00° 36' 33" W, A DISTANCE OF 283.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29° 36' 17", A RADIUS OF 280.00 FEET AND A CHORD BEARING AND DISTANCE OF N 14° 11' 35" E, A DISTANCE OF 143.07 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.68 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29° 36' 17", A RADIUS OF 220.00 FEET AND A CHORD BEARING AND DISTANCE OF N 14° 11' 35" E, A DISTANCE OF 112.41 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 113.67 FEET TO A POINT FOR CORNER;
 THENCE N 00° 36' 33" W, A DISTANCE OF 75.17 FEET TO A POINT FOR CORNER;
 THENCE N 45° 26' 52" W, A DISTANCE OF 35.45 FEET TO A POINT FOR CORNER;
 THENCE N 89° 42' 50" E, A DISTANCE OF 110.00 FEET TO A POINT FOR CORNER;
 THENCE S 44° 33' 08" W, A DISTANCE OF 35.26 FEET TO A POINT FOR CORNER;
 THENCE S 00° 36' 33" E, A DISTANCE OF 74.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29° 36' 17", A RADIUS OF 280.00 FEET AND A CHORD BEARING AND DISTANCE OF S 14° 11' 35" W, A DISTANCE OF 143.07 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.68 FEET TO A POINT AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29° 36' 17", A RADIUS OF 220.00 FEET AND A CHORD BEARING AND DISTANCE OF S 14° 11' 35" W, A DISTANCE OF 112.41 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 113.67 FEET TO A POINT FOR CORNER;
 THENCE S 00° 36' 33" E, A DISTANCE OF 283.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43° 22' 44", A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 22° 17' 55" E, A DISTANCE OF 88.70 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 90.85 FEET TO A POINT FOR CORNER;
 THENCE S 43° 59' 17" E, A DISTANCE OF 14.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 60° 17' 32", A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF S 74° 08' 03" E, A DISTANCE OF 125.55 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 131.54 FEET;

THENCE N 75° 43' 11" E, A DISTANCE OF 129.26 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13° 58' 14", A RADIUS OF 625.00 FEET AND A CHORD BEARING AND DISTANCE OF N 82° 42' 18" E, A DISTANCE OF 152.02 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 152.40 FEET TO A POINT FOR CORNER;

THENCE N 89° 41' 25" E, A DISTANCE OF 94.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10° 39' 20", A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF S 84° 58' 55" E, A DISTANCE OF 153.21 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 153.43 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16° 34' 45", A RADIUS OF 725.00 FEET AND A CHORD BEARING AND DISTANCE OF S 87° 56' 38" E, A DISTANCE OF 209.06 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 209.79 FEET TO A POINT FOR CORNER;

THENCE N 83° 46' 00" E, A DISTANCE OF 69.57 FEET TO A POINT FOR CORNER;

THENCE N 39° 37' 34" E, A DISTANCE OF 35.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04° 26' 42", A RADIUS OF 1250.00 FEET AND A CHORD BEARING AND DISTANCE OF S 06° 09' 50" E, A DISTANCE OF 96.95 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 96.97 FEET TO A POINT FOR CORNER;

THENCE N 52° 05' 42" W, A DISTANCE OF 31.54 FEET TO A POINT FOR CORNER;

THENCE S 83° 46' 00" W, A DISTANCE OF 72.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16° 34' 45", A RADIUS OF 775.00 FEET AND A CHORD BEARING AND DISTANCE OF N 87° 56' 38" W, A DISTANCE OF 223.47 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 224.26 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 9° 39' 20", A RADIUS OF 775.00 FEET AND A CHORD BEARING AND DISTANCE OF N 84° 58' 55" W, A DISTANCE OF 143.92 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 144.13 FEET TO A POINT FOR CORNER;

THENCE S 89° 41' 25" W, A DISTANCE OF 94.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02° 27' 29", A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S 88° 27' 40" W, A DISTANCE OF 24.67 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 24.67 FEET TO A POINT FOR CORNER;

THENCE S 02° 48' 12" E, A DISTANCE OF 59.80 FEET TO A POINT FOR CORNER;

THENCE S 22° 46' 28" E, A DISTANCE OF 57.16 FEET TO A POINT FOR CORNER;

THENCE S 31° 19' 06" E, A DISTANCE OF 58.51 FEET TO A POINT FOR CORNER;

THENCE S 25° 49' 33" E, A DISTANCE OF 66.21 FEET TO A POINT FOR CORNER;

THENCE S 19° 21' 00" E, A DISTANCE OF 262.72 FEET TO A POINT FOR CORNER;

THENCE S 21° 43' 35" E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01° 41' 24", A RADIUS OF 3439.00 FEET AND A CHORD BEARING AND DISTANCE OF S 67° 25' 43" W, A DISTANCE OF 91.43 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 101.43 FEET TO A POINT FOR CORNER;

THENCE S 23° 24' 59" E, A DISTANCE OF 130.00 FEET TO A POINT FOR CORNER;

THENCE S 66° 04' 03" W, A DISTANCE OF 59.61 FEET TO A POINT FOR CORNER;

THENCE S 64° 31' 08" W, A DISTANCE OF 119.26 FEET TO A POINT FOR CORNER;

THENCE S 62° 27' 13" W, A DISTANCE OF 119.29 FEET TO A POINT FOR CORNER;

THENCE S 60° 23' 13" W, A DISTANCE OF 119.39 FEET TO A POINT FOR CORNER;

THENCE S 58° 31' 29" W, A DISTANCE OF 95.70 FEET TO A POINT FOR CORNER;

THENCE S 00° 36' 33" E, A DISTANCE OF 111.34 FEET TO A POINT FOR CORNER;

THENCE S 89° 25' 35" W, A DISTANCE OF 129.54 FEET TO A POINT FOR CORNER;

THENCE S 00° 36' 33" E, A DISTANCE OF 130.94 FEET TO A POINT FOR CORNER;

THENCE S 89° 23' 27" W, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE N 45° 36' 33" W, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

THENCE S 89° 23' 27" W, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

THENCE S 00° 36' 33" E, A DISTANCE OF 610.00 FEET TO A POINT FOR CORNER;

THENCE N 89° 23' 27" E, A DISTANCE OF 128.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40° 39' 32", A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF S 28° 34' 03" W, A DISTANCE OF 86.85 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 88.70 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47° 16' 46", A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF S 25° 15' 26" W, A DISTANCE OF 140.34 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 144.41 FEET TO A POINT FOR CORNER;

THENCE S 82° 39' 14" W, A DISTANCE OF 459.03 FEET TO A POINT FOR CORNER;

THENCE N 55° 51' 34" W, A DISTANCE OF 117.06 FEET TO A POINT FOR CORNER;

THENCE N 00° 17' 35" W, A DISTANCE OF 189.24 FEET TO A POINT FOR CORNER;

THENCE S 89° 23' 27" W A DISTANCE OF 73.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.453 ACRES OF LAND, MORE OR LESS.

TRACT 2-2.686 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT 2, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A

CENTRAL ANGLE OF $11^{\circ} 32' 56''$, A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF $N 07^{\circ} 27' 48'' W$, A DISTANCE OF 144.88 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 145.13 FEET TO A POINT FOR CORNER;
 THENCE $N 13^{\circ} 14' 16'' W$, A DISTANCE OF 63.24 FEET TO A POINT FOR CORNER;
 THENCE $N 13^{\circ} 14' 16'' W$, A DISTANCE OF 0.96 FEET TO A POINT FOR CORNER;
 THENCE $S 13^{\circ} 14' 16'' E$, A DISTANCE OF 0.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $42^{\circ} 42' 20''$, A RADIUS OF 67.00 FEET AND A CHORD BEARING AND DISTANCE OF $N 34^{\circ} 35' 26'' W$, A DISTANCE OF 48.79 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 49.94 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $79^{\circ} 43' 18''$, A RADIUS OF 65.00 FEET AND A CHORD BEARING AND DISTANCE OF $N 16^{\circ} 04' 57'' W$, A DISTANCE OF 83.32 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 90.44 FEET TO A POINT FOR CORNER;
 THENCE $N 23^{\circ} 46' 42'' E$, A DISTANCE OF 39.68 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $24^{\circ} 32' 24''$, A RADIUS OF 57.00 FEET AND A CHORD BEARING AND DISTANCE OF $N 11^{\circ} 30' 30'' E$, A DISTANCE OF 24.23 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 24.41 FEET TO A POINT FOR CORNER;
 THENCE $N 00^{\circ} 45' 42'' W$, A DISTANCE OF 327.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $23^{\circ} 59' 16''$, A RADIUS OF 1362.50 FEET AND A CHORD BEARING AND DISTANCE OF $N 12^{\circ} 45' 20'' W$, A DISTANCE OF 566.28 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 570.43 FEET TO A POINT FOR CORNER;
 THENCE $N 24^{\circ} 44' 58'' W$, A DISTANCE OF 84.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $06^{\circ} 20' 49''$, A RADIUS OF 1341.32 FEET AND A CHORD BEARING AND DISTANCE OF $N 22^{\circ} 57' 20'' W$, A DISTANCE OF 148.51 FEET;
 THENCE $N 73^{\circ} 16' 07'' E$, A DISTANCE OF 90.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $07^{\circ} 50' 42''$, A RADIUS OF 967.95 FEET AND A CHORD BEARING AND DISTANCE OF $S 17^{\circ} 21' 03'' E$, A DISTANCE OF 146.11 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 146.23 FEET TO A POINT FOR CORNER;
 THENCE $S 24^{\circ} 44' 58'' E$, A DISTANCE OF 75.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $23^{\circ} 59' 16''$, A RADIUS OF 1437.50 FEET AND A CHORD BEARING AND DISTANCE OF $S 12^{\circ} 45' 20'' E$, A DISTANCE OF 597.45 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 601.83 FEET TO A POINT FOR CORNER;
 THENCE $S 00^{\circ} 45' 42'' E$, A DISTANCE OF 333.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $37^{\circ} 39' 30''$, A RADIUS OF 67.00 FEET AND A CHORD BEARING AND DISTANCE OF $S 19^{\circ} 35' 27'' E$, A DISTANCE OF 43.25 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 44.04 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53° 01' 01", A RADIUS OF 65.00 FEET AND A CHORD BEARING AND DISTANCE OF S 11° 54' 42" E, A DISTANCE OF 58.02 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 60.15 FEET TO A POINT FOR CORNER;

THENCE S 14° 35' 48" W, A DISTANCE OF 44.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27° 50' 04", A RADIUS OF 57.00 FEET AND A CHORD BEARING AND DISTANCE OF S 00° 40' 46" W, A DISTANCE OF 27.42 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 27.69 FEET;

THENCE S 13° 14' 16" E, A DISTANCE OF 56.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11° 32' 56", A RADIUS OF 780.00 FEET AND A CHORD BEARING AND DISTANCE OF S 07° 27' 48" E, A DISTANCE OF 156.96 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 157.22 FEET TO A POINT FOR CORNER;

THENCE S 88° 18' 40" W A DISTANCE OF 60.00 FEET TO A POINT AND CONTAINING 2.686 ACRES OF LAND, MORE OR LESS.

TRACT 3-3.115 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT 3 SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15° 27' 28", A RADIUS OF 225.00 FEET AND A CHORD BEARING AND DISTANCE OF N 56° 39' 44" W, A DISTANCE OF 60.52 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 60.70 FEET TO A POINT FOR CORNER;

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, A DISTANCE OF 17.14 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 17.14 FEET TO A POINT FOR CORNER;

THENCE S 74° 29' 32" W, A DISTANCE OF 166.14 FEET TO A POINT FOR CORNER;

THENCE N 23° 04' 37" W, A DISTANCE OF 83.66 FEET TO A POINT FOR CORNER;

THENCE S 67° 16' 26" W, A DISTANCE OF 131.97 FEET TO A POINT FOR CORNER;

THENCE N 22° 43' 34" W, A DISTANCE OF 118.34 FEET TO A POINT FOR CORNER;

THENCE S 67° 16' 26" W, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE N 22° 43' 34" W, A DISTANCE OF 21.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 232° 39' 02", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N 03° 35' 57" E, A DISTANCE OF 89.63 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 203.03 FEET TO A POINT FOR CORNER;
THENCE N 29° 55' 28" E, A DISTANCE OF 47.94 FEET TO A POINT FOR CORNER;
THENCE N 74° 11' 17" E, A DISTANCE OF 250.93 FEET TO A POINT FOR CORNER;
THENCE S 45° 49' 26" E, A DISTANCE OF 51.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 123° 33' 45", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S 74° 02' 05" E, A DISTANCE OF 88.11 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 107.83 FEET TO A POINT FOR CORNER;
THENCE N 85° 48' 01" E, A DISTANCE OF 143.46 FEET TO A POINT FOR CORNER;
THENCE S 29° 50' 51" E, A DISTANCE OF 48.31 FEET TO A POINT FOR CORNER;
THENCE S 48° 24' 23" E, A DISTANCE OF 30.27 FEET TO A POINT FOR CORNER;
THENCE S 25° 36' 32" W A DISTANCE OF 176.86 FEET TO A POINT AND CONTAINING 3.115 ACRES OF LAND, MORE OR LESS.

TRACT 4-0.965 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT 4;
THENCE S 89° 38' 46" W, A DISTANCE OF 500.00 FEET TO A POINT ON A LINE.
THENCE N 00° 21' 14" W, A DISTANCE OF 92.00 FEET TO A POINT ON A LINE.
THENCE N 89° 38' 46" E, A DISTANCE OF 180.00 FEET TO A POINT ON A LINE.
THENCE S 00° 21' 14" E, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE.
THENCE N 89° 38' 46" E, A DISTANCE OF 310.00 FEET TO A POINT ON A LINE.
THENCE S 00° 21' 14" E, A DISTANCE OF 72.00 FEET TO A POINT ON A LINE.
THENCE S 45° 21' 14" E, A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.965 ACRES OF LAND, MORE OR LESS.

TRACT 5-30.024 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT 5;
THENCE N 00° 11' 07" W, A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 12° 20' 41", HAVING A RADIUS OF 275.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 59' 14" E, A DISTANCE OF 59.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 20' 41", HAVING A RADIUS OF 225.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 59' 14" E, A DISTANCE OF 48.38 FEET.

THENCE N 00° 11' 07" W, A DISTANCE OF 462.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 07° 16' 42", HAVING A RADIUS OF 1025.00 FEET, AND WHOSE LONG CHORD BEARS N 03° 27' 15" E, A DISTANCE OF 130.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 32' 08", HAVING A RADIUS OF 975.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 49' 32" E, A DISTANCE OF 145.12 FEET.

THENCE N 01° 26' 32" W, A DISTANCE OF 163.54 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 44° 55' 37", HAVING A RADIUS OF 275.00 FEET, AND WHOSE LONG CHORD BEARS N 21° 01' 16" E, A DISTANCE OF 210.15 FEET.

THENCE N 43° 29' 05" E, A DISTANCE OF 107.98 FEET TO A POINT ON A LINE.

THENCE N 03° 09' 50" W, A DISTANCE OF 13.73 FEET TO A POINT ON A LINE.

THENCE N 26° 37' 14" E, A DISTANCE OF 70.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 28° 58' 31", HAVING A RADIUS OF 400.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 53' 31" E, A DISTANCE OF 200.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 34° 10' 19", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 51° 29' 25" E, A DISTANCE OF 88.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 29° 59' 16", HAVING A RADIUS OF 475.00 FEET, AND WHOSE LONG CHORD BEARS S 83° 34' 13" E, A DISTANCE OF 245.78 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 29' 56", HAVING A RADIUS OF 525.00 FEET, AND WHOSE LONG CHORD BEARS S 86° 48' 53" E, A DISTANCE OF 213.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 02' 54", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 84° 35' 22" E, A DISTANCE OF 49.64 FEET.

THENCE N 85° 53' 10" E, A DISTANCE OF 112.68 FEET TO A POINT ON A LINE.

THENCE S 04° 06' 50" E, A DISTANCE OF 1127.29 FEET TO A POINT ON A LINE.

THENCE S 04° 14' 30" E, A DISTANCE OF 49.85 FEET TO A POINT ON A LINE.

THENCE S 89° 42' 42" W, A DISTANCE OF 620.02 FEET TO A POINT ON A LINE.

THENCE N 89° 56' 24" W, A DISTANCE OF 311.73 FEET TO A POINT ON A LINE.

THENCE S 89° 51' 51" W, A DISTANCE OF 23.09 FEET TO A POINT ON A LINE.

THENCE S 00° 17' 18" E, A DISTANCE OF 19.58 FEET TO A POINT ON A LINE.

THENCE S 89° 42' 42" W, A DISTANCE OF 120.00 FEET TO A POINT ON A LINE.

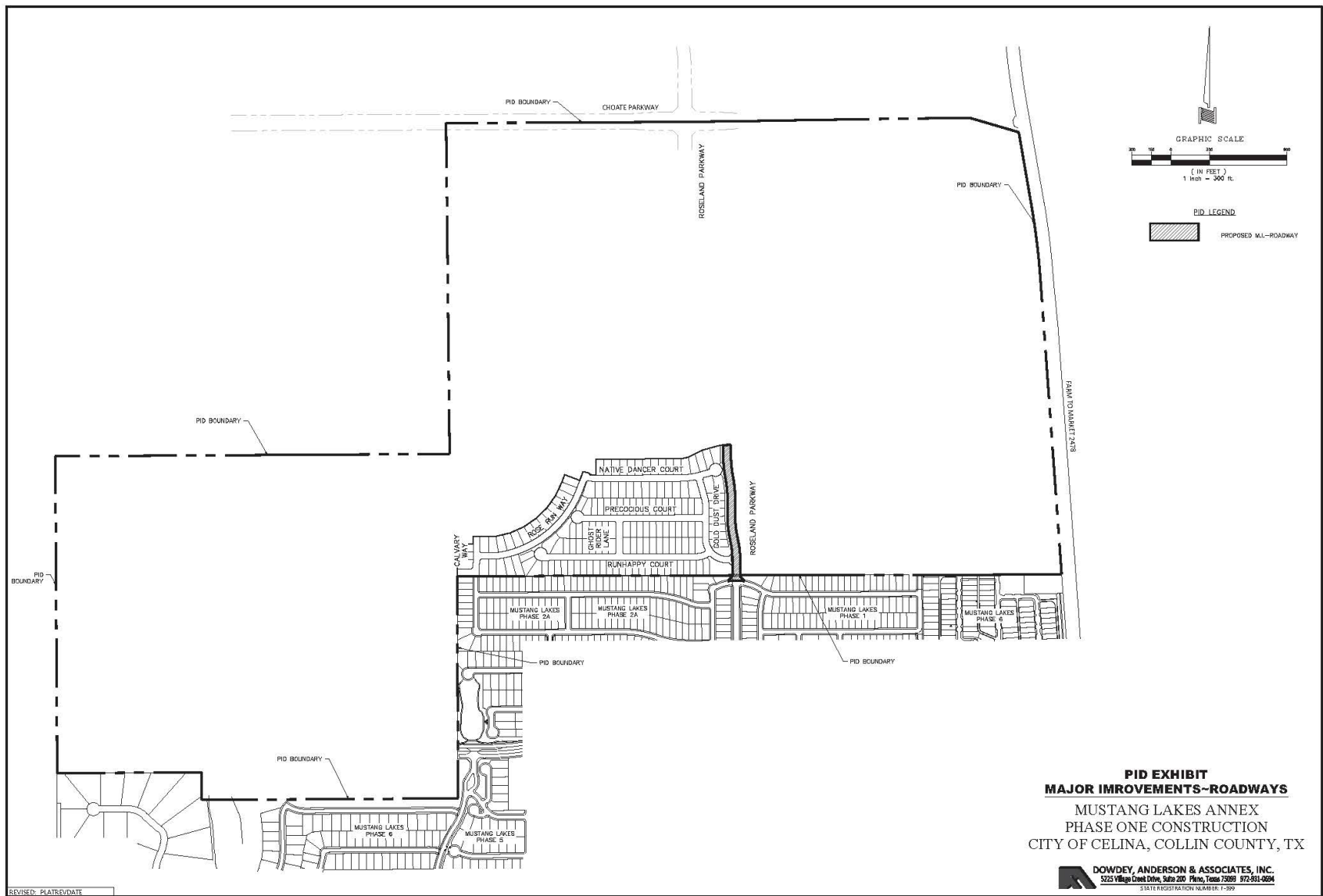
THENCE N 00° 17' 18" W, A DISTANCE OF 19.90 FEET TO A POINT ON A LINE.

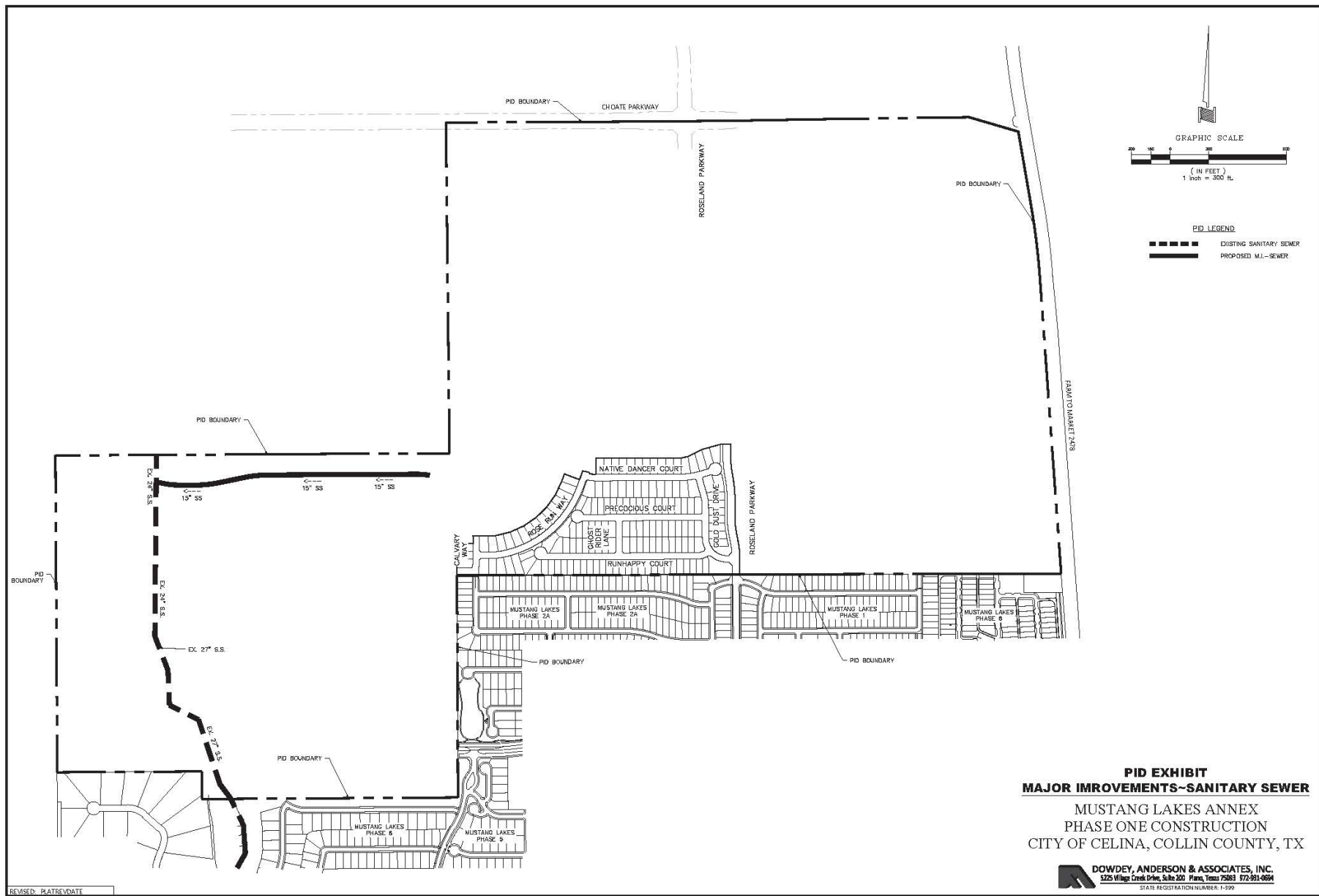
THENCE S 89° 51' 51" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.024 ACRES OF LAND, MORE OR LESS.

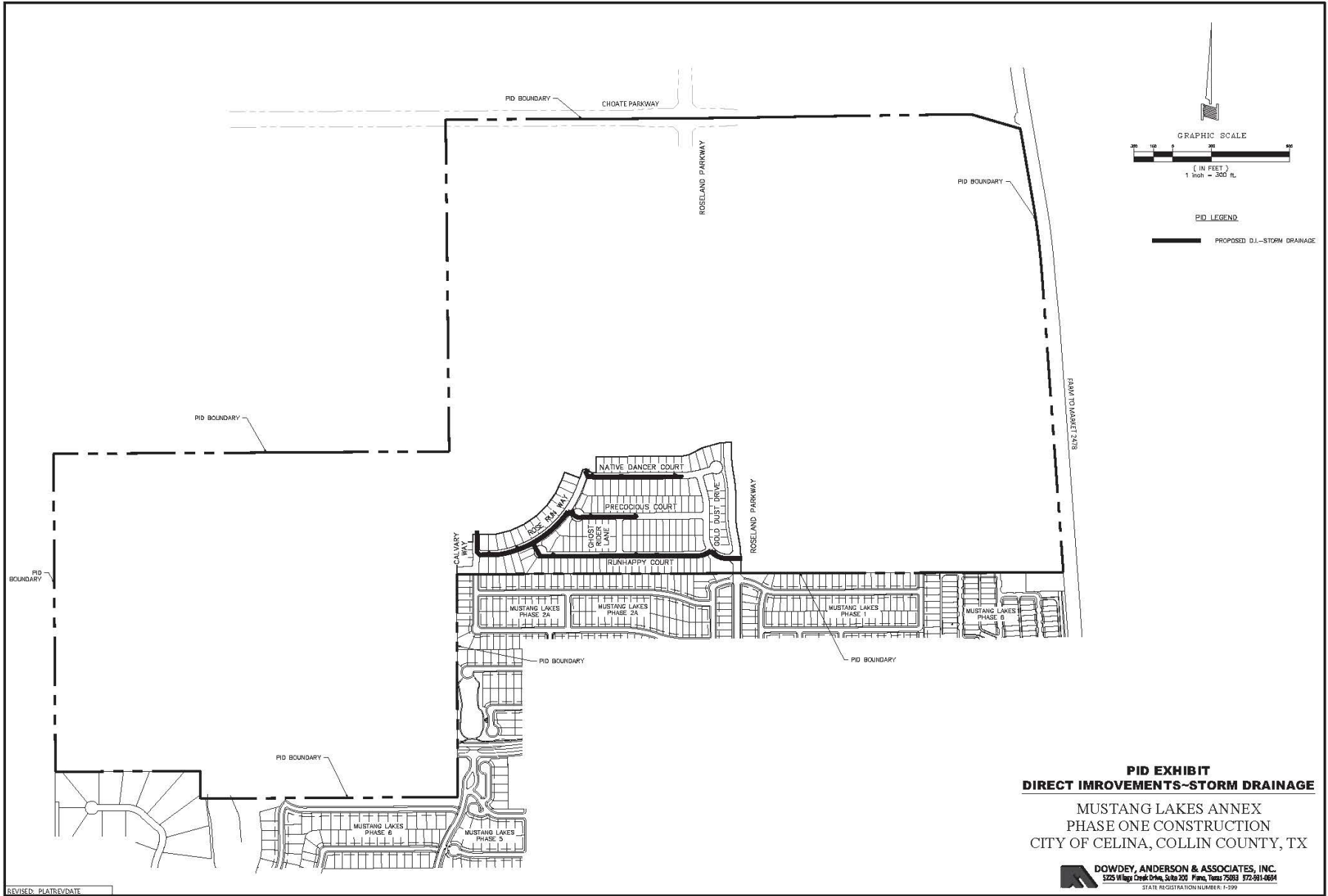
FOR PAPE-DAWSON CONSULTING ENGINEERS, LLC.

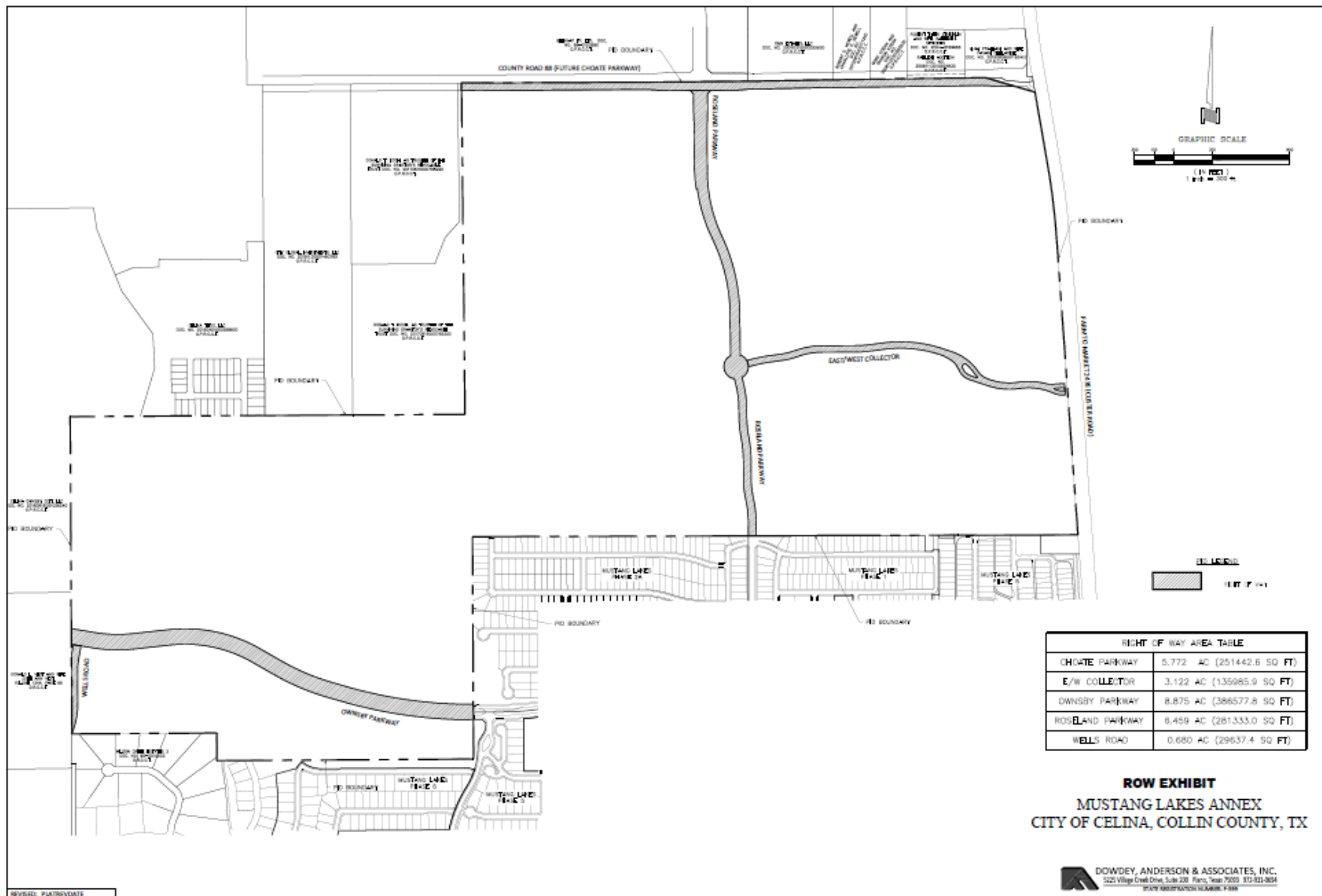
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS









APPENDIX E
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 the ***Mustang Lakes (Annex) 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 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 F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of five Lot Types.

“**Lot Type 1**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 86 feet, as provided by the Zoning Ordinance.

“**Lot Type 2**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 74 feet, as provided by the Zoning Ordinance.

“**Lot Type 3**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 60 feet, as provided by the Zoning Ordinance.

“**Lot Type 4**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 50 feet, as provided by the Zoning Ordinance.

“**Lot Type 5**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 40 feet, as provided by the Zoning Ordinance.

A) Proposed Development

Table F-1 shows the original proposed residential units to be developed within the PID.

Table F-1
Proposed Development within the PID - Original

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	245	Units
Lot Type 3 (60 Ft Lot)	452	Units
Lot Type 4 (50 Ft Lot)	560	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,436	Units

Table F-2 shows the revised proposed residential units to be developed within the PID.

Table F-2
Proposed Development within the PID - Revised

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	250	Units
Lot Type 3 (60 Ft Lot)	446	Units
Lot Type 4 (50 Ft Lot)	562	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,437	Units

Table F-3 shows the proposed residential units within Phase #1.

Table F-3
Proposed Development - Phase #1

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	0	Units
Lot Type 2 (74 Ft Lot)	0	Units
Lot Type 3 (60 Ft Lot)	62	Units
Lot Type 4 (50 Ft Lot)	90	Units
Lot Type 5 (40 Ft Lot)	0	Units
Total	152	Units

Table F-4 shows the original proposed residential Lot Types within the Major Improvement Area.

Table F-4
Proposed Development - Major Improvement Area - Original

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	245	Units
Lot Type 3 (60 Ft Lot)	390	Units
Lot Type 4 (50 Ft Lot)	470	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,284	Units

Table F-5 shows the revised proposed residential Lot Types within the Major Improvement Area.

Table F-5
Proposed Development - Major Improvement Area - Revised

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	250	Units
Lot Type 3 (60 Ft Lot)	384	Units
Lot Type 4 (50 Ft Lot)	472	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,285	Units

Table F-6 shows the revised proposed residential Lot Types within Phase #2.

Table F-6
Proposed Development – Phase #2

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	0	Units
Lot Type 2 (74 Ft Lot)	24	Units
Lot Type 3 (60 Ft Lot)	126	Units
Lot Type 4 (50 Ft Lot)	87	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	268	Units

B) Calculation of Equivalent Units

As explained under Section V.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of (i) the Phase #1 Initial Projects shall be financed in part with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects), (ii) the Phase #1 Additional Major Improvements shall be financed in part with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements), (iii) the Phase #2 Initial Projects shall be financed in part with the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects), and (iv) the Phase #2 Additional Major Improvements shall be financed in part with the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements). The City Council has further determined that the Actual Costs of such Authorized Improvements shall be allocated to the Phase #1 Assessed Property and Phase #2 Assessed Property by spreading the entirety of each Assessment across the Parcels within Phase #1 and Phase #2 based on the estimated Equivalent Units. Prior to allocating the Budgeted Costs of the Initial Major Improvements and the Additional Major Improvements to the Phase #1 Assessed Property and Phase #2 Assessed Property, the pro-rata share of such costs allocable to the Mixed-Use Parcels was subtracted first.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Phase #1 Assessed Property and Phase #2 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., 86 Ft, 74 Ft, etc.); (ii) current and projected home prices; (iii) the Budgeted 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 (86 Ft Lots) representing the highest value to Lot Type 5 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-7. 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 (86 Ft Lots) to 1.0.

Table F-7
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor
Lot Type 1 (86 Ft Lot)	\$1,100,000	1.00 per dwelling unit
Lot Type 2 (74 Ft Lot)	\$1,080,000	0.98 per dwelling unit
Lot Type 3 (60 Ft Lot)	\$890,000	0.81 per dwelling unit
Lot Type 4 (50 Ft Lot)	\$635,000	0.58 per dwelling unit
Lot Type 5 (40 Ft Lot)	\$570,000	0.52 per dwelling unit

The total estimated Equivalent Units for Phase #1 are shown in Table F-8 as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase #1.

Table F-8
Estimated Equivalent Units - Phase #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	0	1.00	0.00
Lot Type 2 (74 Ft Lot)	0	0.98	0.00
Lot Type 3 (60 Ft Lot)	62	0.81	50.22
Lot Type 4 (50 Ft Lot)	90	0.58	52.20
Lot Type 5 (40 Ft Lot)	0	0.52	0.00
Total Equivalent Units	152		102.42

The total original estimated Equivalent Units for the Major Improvement Area is shown in Table F-9 as calculated based on the Equivalent Unit factors shown in Table F-7, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-9
Estimated Equivalent Units -Major Improvement Area - Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	148	1.00	148.00
Lot Type 2 (74 Ft Lot)	245	0.98	240.10
Lot Type 3 (60 Ft Lot)	390	0.81	315.90
Lot Type 4 (50 Ft Lot)	470	0.58	272.60
Lot Type 5 (40 Ft Lot)	31	0.52	16.12
Total Equivalent Units	1,284		992.72

The total revised estimated Equivalent Units for the Major Improvement Area is shown in Table F-10 as calculated based on the Equivalent Unit factors shown in Table F-7, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-10
Estimated Equivalent Units -Major Improvement Area - Revised

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	148	1.00	148.00
Lot Type 2 (74 Ft Lot)	250	0.98	245.00
Lot Type 3 (60 Ft Lot)	384	0.81	311.04
Lot Type 4 (50 Ft Lot)	472	0.58	273.76
Lot Type 5 (40 Ft Lot)	31	0.52	16.12
Total Equivalent Units	1,285		993.92

The total estimated Equivalent Units for Phase #2 are shown in Table F-11 as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase #2.

Table F-11
Estimated Equivalent Units - Phase #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	0	1.00	0
Lot Type 2 (74 Ft Lot)	24	0.98	23.52
Lot Type 3 (60 Ft Lot)	126	0.81	102.06
Lot Type 4 (50 Ft Lot)	87	0.58	50.46
Lot Type 5 (40 Ft Lot)	31	0.52	16.12
Total Equivalent Units	268		192.16

C) Allocation of Assessments to Lots within Phase #1 for the Phase #1 Initial Projects

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) which represents the total Assessment to be allocated on all Parcels within Phase #1 for the Phase #1 Initial Projects, is \$4,945,798. As shown in Table F-8, there are a total of 102.42 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$48,289.38 for the Phase #1 Initial Projects.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$48,289.38 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$48,289.38 (i.e. $\$48,289.38 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$47,323.59 (i.e. $\$48,289.38 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$39,114.40 (i.e. $\$48,289.38 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$28,007.84 (i.e. $\$48,289.38 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$25,110.48 (i.e. $\$48,289.38 \times 0.52$). Table F-12 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1 for the Phase #1 Initial Projects.

Table F-12
Assessment Per Unit - Phase #1 Initial Projects

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$48,289.38	1.00	\$48,289.38 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	0	\$48,289.38	0.98	\$47,323.59 per dwelling unit	\$0
Lot Type 3 (60 Ft Lot)	62	\$48,289.38	0.81	\$39,114.40 per dwelling unit	\$2,425,093
Lot Type 4 (50 Ft Lot)	90	\$48,289.38	0.58	\$28,007.84 per dwelling unit	\$2,520,706
Lot Type 5 (40 Ft Lot)	0	\$48,289.38	0.52	\$25,110.48 per dwelling unit	\$0
Total	152				\$4,945,798

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-13.

Table F-13
Projected Leverage - Phase #1 Initial Projects

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$48,289.38	3.56	22.78
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$47,323.59	3.13	22.82
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$39,114.40	3.07	22.75
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$28,007.84	3.57	22.67
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$25,110.48	3.19	22.70

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 F-14.

Table F-14
Estimated Tax Rate Equivalent per unit - Phase #1 Initial Projects

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$4,320.80	\$2.51	\$0.39
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$4,234.39	\$2.86	\$0.39
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$3,499.85	\$2.92	\$0.39
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$2,506.07	\$2.51	\$0.39
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$2,246.82	\$2.81	\$0.39

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 for the Phase #1 Initial Projects is shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects attached as Appendix G and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D) Allocation of Assessments to Lots within Phase #1 for the Phase #1 Additional Major Improvements

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #1 for the Phase #1 Additional Major Improvements, is \$1,760,000. As shown in Table F-8, there are a total of 102.42 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$17,184.14 for the Phase #1 Additional Major Improvements.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$17,184.14 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$17,184.14 (i.e. $\$17,184.14 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$16,840.46 (i.e. $\$17,184.14 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$13,919.16 (i.e. $\$17,184.14 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$9,966.80 (i.e. $\$17,184.14 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$8,935.75 (i.e. $\$17,184.14 \times 0.52$). Table F-15 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1 for the Phase #1 Additional Major Improvements.

Table F-15
Assessment Per Unit - Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$17,184.14	1.00	\$17,184.14 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	0	\$17,184.14	0.98	\$16,840.46 per dwelling unit	\$0
Lot Type 3 (60 Ft Lot)	62	\$17,184.14	0.81	\$13,919.16 per dwelling unit	\$862,988
Lot Type 4 (50 Ft Lot)	90	\$17,184.14	0.58	\$9,966.80 per dwelling unit	\$897,012
Lot Type 5 (40 Ft Lot)	0	\$17,184.14	0.52	\$8,935.75 per dwelling unit	\$0
Total	152				\$1,760,000

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-16.

Table F-16
Projected Leverage - Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$17,184.14	10.01	64.01
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$16,840.46	8.79	64.13
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$13,919.16	8.62	63.94
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$9,966.80	10.03	63.71
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$8,935.75	8.95	63.79

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 F-17.

Table F-17
Estimated Tax Rate Equivalent per unit - Phase #1 Additional Major Improvements

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$1,505.64	\$0.88	\$0.14
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$1,475.53	\$1.00	\$0.14
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$1,219.57	\$1.02	\$0.14
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$873.27	\$0.87	\$0.14
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$782.93	\$0.98	\$0.14

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 for the Phase #1 Additional Major Improvements is shown on the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements attached as Appendix H and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

E) Allocation of Assessments to Lots within Phase #1 for the Phase #1 Projects (Phase #1 Initial Projects and Phase #1 Additional Major Improvements Combined)

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #1, is \$6,705,798. As shown in Table F-5, there are a total of 102.42 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$65,473.52.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$65,473.52 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$65,473.52 (i.e. $\$65,473.52 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$64,164.05 (i.e. $\$65,473.52 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$53,033.55 (i.e. $\$65,473.52 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$37,974.64 (i.e. $\$65,473.52 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$34,046.23 (i.e. $\$65,473.52 \times 0.52$). Table F-18 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1.

Table F-18
Assessment Per Unit - Phase #1 Projects
Combined Phase #1 Initial Projects and Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$65,473.52	1.00	\$65,473.52 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	0	\$65,473.52	0.98	\$64,164.05 per dwelling unit	\$0
Lot Type 3 (60 Ft Lot)	62	\$65,473.52	0.81	\$53,033.55 per dwelling unit	\$3,288,080
Lot Type 4 (50 Ft Lot)	90	\$65,473.52	0.58	\$37,974.64 per dwelling unit	\$3,417,718
Lot Type 5 (40 Ft Lot)	0	\$65,473.52	0.52	\$34,046.23 per dwelling unit	\$0
Total	152				\$6,705,798

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-19.

Table F-19
Projected Leverage - Phase #1 Projects
Combined Phase #1 Initial Projects and Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$65,473.52	2.63	16.80
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$64,164.05	2.31	16.83
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$53,033.55	2.26	16.78
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$37,974.64	2.63	16.72
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$34,046.23	2.35	16.74

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 F-20.

Table F-20
Estimated Tax Rate Equivalent per unit - Phase #1 Projects
Combined Phase #1 Initial Projects and Phase #1 Additional Major Improvements

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$5,826.44	\$3.39	\$0.53
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$5,709.92	\$3.86	\$0.53
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$4,719.42	\$3.93	\$0.53
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$3,379.34	\$3.38	\$0.53
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$3,029.75	\$3.79	\$0.53

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements attached as Appendix G and Appendix H, respectively, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

F) Allocation of Assessments to Lots within Phase #2 for the Phase #2 Initial Projects

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) which represents the total Assessment to be allocated on all Parcels within Phase #2, is \$13,317,466. As shown in Table F-11, there are a total of 192.16 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$69,304.05.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$67,446.45 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$69,304.05 (i.e. $\$69,304.05 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$67,917.97 (i.e. $\$69,304.05 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$56,136.28 (i.e. $\$69,304.05 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$40,196.35 (i.e. $\$69,304.05 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$36,038.11 (i.e. $\$69,304.05 \times 0.52$). Table F-21 sets forth the Assessment per dwelling unit for each Lot Type in Phase #2.

Table F-21
Assessment Per Unit - Phase #2 Initial Projects

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$69,304.05	1.00	\$69,304.05 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	24	\$69,304.05	0.98	\$67,917.97 per dwelling unit	\$1,630,031
Lot Type 3 (60 Ft Lot)	126	\$69,304.05	0.81	\$56,136.28 per dwelling unit	\$7,073,171
Lot Type 4 (50 Ft Lot)	87	\$69,304.05	0.58	\$40,196.35 per dwelling unit	\$3,497,082
Lot Type 5 (40 Ft Lot)	31	\$69,304.05	0.52	\$36,038.11 per dwelling unit	\$1,117,181
Total	268				\$13,317,466

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-22.

Table F-22
Projected Leverage - Phase #2 Initial Projects

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$69,304.05	2.48	15.87
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$67,917.97	2.18	15.90
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$56,136.28	2.14	16.48
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$40,196.35	2.49	17.36
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$36,038.11	2.22	15.82

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 F-23.

Table F-23
Estimated Tax Rate Equivalent per unit - Phase #2 Initial Projects

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$5,011.80	\$2.91	\$0.46
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$4,911.57	\$3.32	\$0.45
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$4,059.56	\$3.38	\$0.44
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$2,906.85	\$2.91	\$0.42
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$2,606.14	\$3.26	\$0.46

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

G) Allocation of Assessments to Lots within Phase #2 for the Phase #2 Additional Major Improvements

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #2, is \$2,548,247. As shown in Table F-11, there are a total of 192.16 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$13,261.07.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$67,446.45 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$13,261.07 (i.e. $\$13,261.07 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$12,995.85 (i.e. $\$13,261.07 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$10,741.47 (i.e. $\$13,261.07 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$7,691.42 (i.e. $\$13,261.07 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$6,895.76 (i.e. $\$13,261.07 \times 0.52$). Table F-24 sets forth the Assessment per dwelling unit for each Lot Type in Phase #2.

Table F-24
Assessment Per Unit - Phase #2 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$13,261.07	1.00	\$13,261.07 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	24	\$13,261.07	0.98	\$12,995.85 per dwelling unit	\$311,900
Lot Type 3 (60 Ft Lot)	126	\$13,261.07	0.81	\$10,741.47 per dwelling unit	\$1,353,425
Lot Type 4 (50 Ft Lot)	87	\$13,261.07	0.58	\$7,691.42 per dwelling unit	\$669,154
Lot Type 5 (40 Ft Lot)	31	\$13,261.07	0.52	\$6,895.76 per dwelling unit	\$213,768
Total	268				\$2,548,247

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-25.

Table F-25
Projected Leverage - Phase #2 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$13,261.07	12.97	82.95
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$12,995.85	11.39	83.10
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$10,741.47	11.17	86.11
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$7,691.42	13.00	90.75
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$6,895.76	11.60	82.66

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 F-26.

Table F-26
Estimated Tax Rate Equivalent per unit - Phase #2 Additional Major Improvements

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$1,017.64	\$0.59	\$0.09
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$997.29	\$0.67	\$0.09
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$824.29	\$0.69	\$0.09
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$590.23	\$0.59	\$0.08
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$529.18	\$0.66	\$0.09

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

H) Allocation of Assessments to Lots within Phase #2 for the Phase #2 Projects (Phase #2 Initial Projects and Phase #2 Additional Major Improvements Combined)

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) and the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #2, is \$15,865,713. As shown in Table F-11, there are a total of 192.16 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$82,565.12.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$82,565.12 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$82,565.12 (i.e. $\$82,565.12 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$80,913.82 (i.e. $\$82,565.12 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$66,877.75 (i.e. $\$82,565.12 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$47,887.77 (i.e. $\$82,565.12 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$42,933.86 (i.e. $\$82,565.12 \times 0.52$). Table F-27 sets forth the Assessment per dwelling unit for each Lot Type in Phase #2.

Table F-27
Assessment Per Unit - Phase #2 Projects
Combined Phase #2 Initial Projects and Phase #2 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$82,565.12	1.00	\$82,565.12 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	24	\$82,565.12	0.98	\$80,913.82 per dwelling unit	\$1,941,932
Lot Type 3 (60 Ft Lot)	126	\$82,565.12	0.81	\$66,877.75 per dwelling unit	\$8,426,596
Lot Type 4 (50 Ft Lot)	87	\$82,565.12	0.58	\$47,887.77 per dwelling unit	\$4,166,236
Lot Type 5 (40 Ft Lot)	31	\$82,565.12	0.52	\$42,933.86 per dwelling unit	\$1,330,950
Total	268				\$15,865,713

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-28.

Table F-28
Projected Leverage - Phase #2 Projects
Combined Phase #2 Initial Projects and Phase #2 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$82,565.12	2.08	13.32
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$80,913.82	1.83	13.35
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$66,877.75	1.79	13.83
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$47,887.77	2.09	14.58
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$42,933.86	1.86	13.28

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 F-29.

Table F-29
Estimated Tax Rate Equivalent per unit - Phase #2 Projects
Combined Phase #2 Initial Projects and Phase #2 Additional Major Improvements

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$6,029.45	\$3.51	\$0.55
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$5,908.86	\$3.99	\$0.55
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$4,883.85	\$4.07	\$0.53
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$3,497.08	\$3.50	\$0.50
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$3,135.31	\$3.92	\$0.55

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll - Phase #2 Initial Projects and the Phase #2 Assessment Roll - Phase #2 Additional Major Improvements attached as Appendix I and Appendix J, respectively, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
PHASE #1 ASSESSMENT ROLL - PHASE #1 INITIAL PROJECTS

Appendix G-1
Phase #1 Assessment Roll - Phase #1 Initial Projects

**Parcel
Assessment
Equivalent Units**

**Part of 2794473
\$4,945,798
102.42**

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$1,000	\$446,606	\$35,000	\$482,606
2	\$1,000	\$446,515	\$35,700	\$483,215
3	\$1,000	\$446,425	\$36,414	\$483,839
4	\$1,000	\$446,335	\$37,142	\$484,477
5	\$1,000	\$446,244	\$37,885	\$485,129
6	\$98,510	\$297,930	\$38,643	\$435,083
7	\$103,459	\$291,990	\$39,416	\$434,865
8	\$108,709	\$285,751	\$40,204	\$434,665
9	\$114,278	\$279,196	\$41,008	\$434,483
10	\$120,186	\$272,305	\$41,828	\$434,319
11	\$126,452	\$265,058	\$42,665	\$434,174
12	\$133,098	\$257,433	\$43,518	\$434,049
13	\$140,147	\$249,407	\$44,388	\$433,943
14	\$147,624	\$240,956	\$45,276	\$433,857
15	\$155,554	\$232,055	\$46,182	\$433,791
16	\$163,965	\$222,675	\$47,105	\$433,745
17	\$172,886	\$212,788	\$48,047	\$433,721
18	\$182,347	\$202,363	\$49,008	\$433,718
19	\$192,380	\$191,367	\$49,989	\$433,736
20	\$203,021	\$179,766	\$50,988	\$433,776
21	\$214,307	\$167,524	\$52,008	\$433,839
22	\$226,275	\$154,602	\$53,048	\$433,925
23	\$238,967	\$140,957	\$54,109	\$434,033
24	\$252,427	\$126,548	\$55,191	\$434,166
25	\$266,701	\$111,326	\$56,295	\$434,322
26	\$281,837	\$95,244	\$57,421	\$434,503
27	\$297,890	\$78,249	\$58,570	\$434,709
28	\$314,912	\$60,287	\$59,741	\$434,940
29	\$332,963	\$41,297	\$60,936	\$435,196
30	\$351,903	\$21,220	\$62,155	\$435,278
Total	\$4,945,798	\$6,910,419	\$1,419,883	\$13,276,100

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - 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
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 1 (86 Ft)
\$48,289.38
1.00**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$10	\$4,361	\$342	\$4,712
2	\$10	\$4,360	\$349	\$4,718
3	\$10	\$4,359	\$356	\$4,724
4	\$10	\$4,358	\$363	\$4,730
5	\$10	\$4,357	\$370	\$4,737
6	\$962	\$2,909	\$377	\$4,248
7	\$1,010	\$2,851	\$385	\$4,246
8	\$1,061	\$2,790	\$393	\$4,244
9	\$1,116	\$2,726	\$400	\$4,242
10	\$1,173	\$2,659	\$408	\$4,241
11	\$1,235	\$2,588	\$417	\$4,239
12	\$1,300	\$2,514	\$425	\$4,238
13	\$1,368	\$2,435	\$433	\$4,237
14	\$1,441	\$2,353	\$442	\$4,236
15	\$1,519	\$2,266	\$451	\$4,235
16	\$1,601	\$2,174	\$460	\$4,235
17	\$1,688	\$2,078	\$469	\$4,235
18	\$1,780	\$1,976	\$479	\$4,235
19	\$1,878	\$1,868	\$488	\$4,235
20	\$1,982	\$1,755	\$498	\$4,235
21	\$2,092	\$1,636	\$508	\$4,236
22	\$2,209	\$1,509	\$518	\$4,237
23	\$2,333	\$1,376	\$528	\$4,238
24	\$2,465	\$1,236	\$539	\$4,239
25	\$2,604	\$1,087	\$550	\$4,241
26	\$2,752	\$930	\$561	\$4,242
27	\$2,909	\$764	\$572	\$4,244
28	\$3,075	\$589	\$583	\$4,247
29	\$3,251	\$403	\$595	\$4,249
30	\$3,436	\$207	\$607	\$4,250
Total	\$48,289	\$67,471	\$13,863	\$129,624

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-3
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (74 Ft)
\$47,323.59
0.98

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$10	\$4,273	\$335	\$4,618
2	\$10	\$4,272	\$342	\$4,624
3	\$10	\$4,272	\$348	\$4,630
4	\$10	\$4,271	\$355	\$4,636
5	\$10	\$4,270	\$363	\$4,642
6	\$943	\$2,851	\$370	\$4,163
7	\$990	\$2,794	\$377	\$4,161
8	\$1,040	\$2,734	\$385	\$4,159
9	\$1,093	\$2,671	\$392	\$4,157
10	\$1,150	\$2,606	\$400	\$4,156
11	\$1,210	\$2,536	\$408	\$4,154
12	\$1,274	\$2,463	\$416	\$4,153
13	\$1,341	\$2,386	\$425	\$4,152
14	\$1,413	\$2,306	\$433	\$4,151
15	\$1,488	\$2,220	\$442	\$4,151
16	\$1,569	\$2,131	\$451	\$4,150
17	\$1,654	\$2,036	\$460	\$4,150
18	\$1,745	\$1,936	\$469	\$4,150
19	\$1,841	\$1,831	\$478	\$4,150
20	\$1,943	\$1,720	\$488	\$4,151
21	\$2,051	\$1,603	\$498	\$4,151
22	\$2,165	\$1,479	\$508	\$4,152
23	\$2,287	\$1,349	\$518	\$4,153
24	\$2,415	\$1,211	\$528	\$4,154
25	\$2,552	\$1,065	\$539	\$4,156
26	\$2,697	\$911	\$549	\$4,158
27	\$2,850	\$749	\$560	\$4,159
28	\$3,013	\$577	\$572	\$4,162
29	\$3,186	\$395	\$583	\$4,164
30	\$3,367	\$203	\$595	\$4,165
Total	\$47,324	\$66,122	\$13,586	\$127,032

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-4
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 3 (60 Ft)
\$39,114.40
0.81**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$8	\$3,532	\$277	\$3,817
2	\$8	\$3,531	\$282	\$3,822
3	\$8	\$3,531	\$288	\$3,826
4	\$8	\$3,530	\$294	\$3,832
5	\$8	\$3,529	\$300	\$3,837
6	\$779	\$2,356	\$306	\$3,441
7	\$818	\$2,309	\$312	\$3,439
8	\$860	\$2,260	\$318	\$3,438
9	\$904	\$2,208	\$324	\$3,436
10	\$951	\$2,154	\$331	\$3,435
11	\$1,000	\$2,096	\$337	\$3,434
12	\$1,053	\$2,036	\$344	\$3,433
13	\$1,108	\$1,972	\$351	\$3,432
14	\$1,168	\$1,906	\$358	\$3,431
15	\$1,230	\$1,835	\$365	\$3,431
16	\$1,297	\$1,761	\$373	\$3,430
17	\$1,367	\$1,683	\$380	\$3,430
18	\$1,442	\$1,600	\$388	\$3,430
19	\$1,521	\$1,513	\$395	\$3,430
20	\$1,606	\$1,422	\$403	\$3,431
21	\$1,695	\$1,325	\$411	\$3,431
22	\$1,790	\$1,223	\$420	\$3,432
23	\$1,890	\$1,115	\$428	\$3,433
24	\$1,996	\$1,001	\$436	\$3,434
25	\$2,109	\$880	\$445	\$3,435
26	\$2,229	\$753	\$454	\$3,436
27	\$2,356	\$619	\$463	\$3,438
28	\$2,491	\$477	\$472	\$3,440
29	\$2,633	\$327	\$482	\$3,442
30	\$2,783	\$168	\$492	\$3,442
Total	\$39,114	\$54,652	\$11,229	\$104,996

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-5
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 4 (50 Ft)
\$28,007.84
0.58**

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$6	\$2,529	\$198	\$2,733
2	\$6	\$2,529	\$202	\$2,736
3	\$6	\$2,528	\$206	\$2,740
4	\$6	\$2,528	\$210	\$2,744
5	\$6	\$2,527	\$215	\$2,747
6	\$558	\$1,687	\$219	\$2,464
7	\$586	\$1,654	\$223	\$2,463
8	\$616	\$1,618	\$228	\$2,461
9	\$647	\$1,581	\$232	\$2,460
10	\$681	\$1,542	\$237	\$2,460
11	\$716	\$1,501	\$242	\$2,459
12	\$754	\$1,458	\$246	\$2,458
13	\$794	\$1,412	\$251	\$2,457
14	\$836	\$1,365	\$256	\$2,457
15	\$881	\$1,314	\$262	\$2,457
16	\$929	\$1,261	\$267	\$2,456
17	\$979	\$1,205	\$272	\$2,456
18	\$1,033	\$1,146	\$278	\$2,456
19	\$1,089	\$1,084	\$283	\$2,456
20	\$1,150	\$1,018	\$289	\$2,456
21	\$1,214	\$949	\$295	\$2,457
22	\$1,281	\$876	\$300	\$2,457
23	\$1,353	\$798	\$306	\$2,458
24	\$1,429	\$717	\$313	\$2,459
25	\$1,510	\$630	\$319	\$2,460
26	\$1,596	\$539	\$325	\$2,461
27	\$1,687	\$443	\$332	\$2,462
28	\$1,783	\$341	\$338	\$2,463
29	\$1,886	\$234	\$345	\$2,464
30	\$1,993	\$120	\$352	\$2,465
Total	\$28,008	\$39,133	\$8,041	\$75,182

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-6
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 5 (40 Ft)
\$25,110.48
0.52

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$5	\$2,267	\$178	\$2,450
2	\$5	\$2,267	\$181	\$2,453
3	\$5	\$2,267	\$185	\$2,457
4	\$5	\$2,266	\$189	\$2,460
5	\$5	\$2,266	\$192	\$2,463
6	\$500	\$1,513	\$196	\$2,209
7	\$525	\$1,482	\$200	\$2,208
8	\$552	\$1,451	\$204	\$2,207
9	\$580	\$1,418	\$208	\$2,206
10	\$610	\$1,383	\$212	\$2,205
11	\$642	\$1,346	\$217	\$2,204
12	\$676	\$1,307	\$221	\$2,204
13	\$712	\$1,266	\$225	\$2,203
14	\$750	\$1,223	\$230	\$2,203
15	\$790	\$1,178	\$234	\$2,202
16	\$832	\$1,131	\$239	\$2,202
17	\$878	\$1,080	\$244	\$2,202
18	\$926	\$1,027	\$249	\$2,202
19	\$977	\$972	\$254	\$2,202
20	\$1,031	\$913	\$259	\$2,202
21	\$1,088	\$851	\$264	\$2,203
22	\$1,149	\$785	\$269	\$2,203
23	\$1,213	\$716	\$275	\$2,204
24	\$1,282	\$642	\$280	\$2,204
25	\$1,354	\$565	\$286	\$2,205
26	\$1,431	\$484	\$292	\$2,206
27	\$1,512	\$397	\$297	\$2,207
28	\$1,599	\$306	\$303	\$2,208
29	\$1,690	\$210	\$309	\$2,210
30	\$1,787	\$108	\$316	\$2,210
Total	\$25,110	\$35,085	\$7,209	\$67,405

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX H
**PHASE #1 ASSESSMENT ROLL - PHASE #1 ADDITIONAL MAJOR
IMPROVEMENTS**

Appendix H-1
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements

**Parcel
Assessment
Equivalent Units**

**Part of 2794473
\$1,760,000
102.42**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$1,000	\$158,928	\$10,000	\$169,928
2	\$1,000	\$158,838	\$10,200	\$170,038
3	\$1,000	\$158,747	\$10,404	\$170,151
4	\$1,000	\$158,657	\$10,612	\$170,269
5	\$1,000	\$158,567	\$10,824	\$170,391
6	\$34,360	\$105,827	\$11,041	\$151,227
7	\$36,151	\$103,755	\$11,262	\$151,167
8	\$38,051	\$101,575	\$11,487	\$151,113
9	\$40,066	\$99,280	\$11,717	\$151,063
10	\$42,204	\$96,864	\$11,951	\$151,019
11	\$44,471	\$94,319	\$12,190	\$150,980
12	\$46,874	\$91,638	\$12,434	\$150,946
13	\$49,424	\$88,811	\$12,682	\$150,918
14	\$52,128	\$85,831	\$12,936	\$150,895
15	\$54,995	\$82,688	\$13,195	\$150,878
16	\$58,036	\$79,371	\$13,459	\$150,866
17	\$61,261	\$75,872	\$13,728	\$150,861
18	\$64,681	\$72,178	\$14,002	\$150,861
19	\$68,307	\$68,278	\$14,282	\$150,867
20	\$72,153	\$64,159	\$14,568	\$150,880
21	\$76,231	\$59,808	\$14,859	\$150,898
22	\$80,556	\$55,211	\$15,157	\$150,923
23	\$85,142	\$50,354	\$15,460	\$150,955
24	\$90,005	\$45,220	\$15,769	\$150,993
25	\$95,162	\$39,792	\$16,084	\$151,038
26	\$100,630	\$34,054	\$16,406	\$151,090
27	\$106,428	\$27,986	\$16,734	\$151,149
28	\$112,577	\$21,568	\$17,069	\$151,215
29	\$119,097	\$14,780	\$17,410	\$151,288
30	\$126,011	\$7,598	\$17,758	\$151,368
Total	\$1,760,000	\$2,460,553	\$405,681	\$4,626,234

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-2
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 1 (86 Ft)
\$17,184.14
1.00**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$10	\$1,552	\$98	\$1,659
2	\$10	\$1,551	\$100	\$1,660
3	\$10	\$1,550	\$102	\$1,661
4	\$10	\$1,549	\$104	\$1,662
5	\$10	\$1,548	\$106	\$1,664
6	\$335	\$1,033	\$108	\$1,477
7	\$353	\$1,013	\$110	\$1,476
8	\$372	\$992	\$112	\$1,475
9	\$391	\$969	\$114	\$1,475
10	\$412	\$946	\$117	\$1,475
11	\$434	\$921	\$119	\$1,474
12	\$458	\$895	\$121	\$1,474
13	\$483	\$867	\$124	\$1,474
14	\$509	\$838	\$126	\$1,473
15	\$537	\$807	\$129	\$1,473
16	\$567	\$775	\$131	\$1,473
17	\$598	\$741	\$134	\$1,473
18	\$632	\$705	\$137	\$1,473
19	\$667	\$667	\$139	\$1,473
20	\$704	\$626	\$142	\$1,473
21	\$744	\$584	\$145	\$1,473
22	\$787	\$539	\$148	\$1,474
23	\$831	\$492	\$151	\$1,474
24	\$879	\$442	\$154	\$1,474
25	\$929	\$389	\$157	\$1,475
26	\$983	\$332	\$160	\$1,475
27	\$1,039	\$273	\$163	\$1,476
28	\$1,099	\$211	\$167	\$1,476
29	\$1,163	\$144	\$170	\$1,477
30	\$1,230	\$74	\$173	\$1,478
Total	\$17,184	\$24,024	\$3,961	\$45,169

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-3
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (74 Ft)
\$16,840.46
0.98

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$10	\$1,521	\$96	\$1,626
2	\$10	\$1,520	\$98	\$1,627
3	\$10	\$1,519	\$100	\$1,628
4	\$10	\$1,518	\$102	\$1,629
5	\$10	\$1,517	\$104	\$1,630
6	\$329	\$1,013	\$106	\$1,447
7	\$346	\$993	\$108	\$1,446
8	\$364	\$972	\$110	\$1,446
9	\$383	\$950	\$112	\$1,445
10	\$404	\$927	\$114	\$1,445
11	\$426	\$902	\$117	\$1,445
12	\$449	\$877	\$119	\$1,444
13	\$473	\$850	\$121	\$1,444
14	\$499	\$821	\$124	\$1,444
15	\$526	\$791	\$126	\$1,444
16	\$555	\$759	\$129	\$1,444
17	\$586	\$726	\$131	\$1,444
18	\$619	\$691	\$134	\$1,444
19	\$654	\$653	\$137	\$1,444
20	\$690	\$614	\$139	\$1,444
21	\$729	\$572	\$142	\$1,444
22	\$771	\$528	\$145	\$1,444
23	\$815	\$482	\$148	\$1,444
24	\$861	\$433	\$151	\$1,445
25	\$911	\$381	\$154	\$1,445
26	\$963	\$326	\$157	\$1,446
27	\$1,018	\$268	\$160	\$1,446
28	\$1,077	\$206	\$163	\$1,447
29	\$1,140	\$141	\$167	\$1,448
30	\$1,206	\$73	\$170	\$1,448
Total	\$16,840	\$23,544	\$3,882	\$44,266

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-4
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 3 (60 Ft)
\$13,919.16
0.81**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$8	\$1,257	\$79	\$1,344
2	\$8	\$1,256	\$81	\$1,345
3	\$8	\$1,255	\$82	\$1,346
4	\$8	\$1,255	\$84	\$1,347
5	\$8	\$1,254	\$86	\$1,348
6	\$272	\$837	\$87	\$1,196
7	\$286	\$821	\$89	\$1,196
8	\$301	\$803	\$91	\$1,195
9	\$317	\$785	\$93	\$1,195
10	\$334	\$766	\$95	\$1,194
11	\$352	\$746	\$96	\$1,194
12	\$371	\$725	\$98	\$1,194
13	\$391	\$702	\$100	\$1,194
14	\$412	\$679	\$102	\$1,193
15	\$435	\$654	\$104	\$1,193
16	\$459	\$628	\$106	\$1,193
17	\$484	\$600	\$109	\$1,193
18	\$512	\$571	\$111	\$1,193
19	\$540	\$540	\$113	\$1,193
20	\$571	\$507	\$115	\$1,193
21	\$603	\$473	\$118	\$1,193
22	\$637	\$437	\$120	\$1,194
23	\$673	\$398	\$122	\$1,194
24	\$712	\$358	\$125	\$1,194
25	\$753	\$315	\$127	\$1,195
26	\$796	\$269	\$130	\$1,195
27	\$842	\$221	\$132	\$1,195
28	\$890	\$171	\$135	\$1,196
29	\$942	\$117	\$138	\$1,196
30	\$997	\$60	\$140	\$1,197
Total	\$13,919	\$19,460	\$3,208	\$36,587

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-5
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 4 (50 Ft)
\$9,966.80
0.58**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$6	\$900	\$57	\$962
2	\$6	\$899	\$58	\$963
3	\$6	\$899	\$59	\$964
4	\$6	\$898	\$60	\$964
5	\$6	\$898	\$61	\$965
6	\$195	\$599	\$63	\$856
7	\$205	\$588	\$64	\$856
8	\$215	\$575	\$65	\$856
9	\$227	\$562	\$66	\$855
10	\$239	\$549	\$68	\$855
11	\$252	\$534	\$69	\$855
12	\$265	\$519	\$70	\$855
13	\$280	\$503	\$72	\$855
14	\$295	\$486	\$73	\$855
15	\$311	\$468	\$75	\$854
16	\$329	\$449	\$76	\$854
17	\$347	\$430	\$78	\$854
18	\$366	\$409	\$79	\$854
19	\$387	\$387	\$81	\$854
20	\$409	\$363	\$82	\$854
21	\$432	\$339	\$84	\$855
22	\$456	\$313	\$86	\$855
23	\$482	\$285	\$88	\$855
24	\$510	\$256	\$89	\$855
25	\$539	\$225	\$91	\$855
26	\$570	\$193	\$93	\$856
27	\$603	\$158	\$95	\$856
28	\$638	\$122	\$97	\$856
29	\$674	\$84	\$99	\$857
30	\$714	\$43	\$101	\$857
Total	\$9,967	\$13,934	\$2,297	\$26,198

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-6
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 5 (40 Ft)
\$8,935.75
0.52

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$5	\$807	\$51	\$863
2	\$5	\$806	\$52	\$863
3	\$5	\$806	\$53	\$864
4	\$5	\$806	\$54	\$864
5	\$5	\$805	\$55	\$865
6	\$174	\$537	\$56	\$768
7	\$184	\$527	\$57	\$767
8	\$193	\$516	\$58	\$767
9	\$203	\$504	\$59	\$767
10	\$214	\$492	\$61	\$767
11	\$226	\$479	\$62	\$767
12	\$238	\$465	\$63	\$766
13	\$251	\$451	\$64	\$766
14	\$265	\$436	\$66	\$766
15	\$279	\$420	\$67	\$766
16	\$295	\$403	\$68	\$766
17	\$311	\$385	\$70	\$766
18	\$328	\$366	\$71	\$766
19	\$347	\$347	\$73	\$766
20	\$366	\$326	\$74	\$766
21	\$387	\$304	\$75	\$766
22	\$409	\$280	\$77	\$766
23	\$432	\$256	\$78	\$766
24	\$457	\$230	\$80	\$767
25	\$483	\$202	\$82	\$767
26	\$511	\$173	\$83	\$767
27	\$540	\$142	\$85	\$767
28	\$572	\$110	\$87	\$768
29	\$605	\$75	\$88	\$768
30	\$640	\$39	\$90	\$769
Total	\$8,936	\$12,493	\$2,060	\$23,488

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX I
PHASE #2 ASSESSMENT ROLL – PHASE #2 INITIAL PROJECTS

Appendix I-1
Phase #2 Assessment Roll – Phase #2 Initial Projects

**Parcel
Assessment
Equivalent Units**

**Part of R-6945-001-
0180-1, R-6945-001-
0140-1, R-6945-004-
0280-1
\$13,317,466
192.16**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$195,000	\$737,788	\$35,000	\$967,788
2	\$205,000	\$726,985	\$35,700	\$967,685
3	\$215,000	\$715,628	\$36,414	\$967,042
4	\$226,000	\$703,717	\$37,142	\$966,859
5	\$237,000	\$691,196	\$37,885	\$966,081
6	\$249,000	\$678,066	\$38,643	\$965,709
7	\$262,000	\$664,272	\$39,416	\$965,688
8	\$275,000	\$649,757	\$40,204	\$964,961
9	\$289,000	\$634,522	\$41,008	\$964,530
10	\$304,000	\$618,511	\$41,828	\$964,340
11	\$319,000	\$601,670	\$42,665	\$963,335
12	\$336,000	\$583,997	\$43,518	\$963,515
13	\$353,000	\$565,383	\$44,388	\$962,771
14	\$372,000	\$545,827	\$45,276	\$963,103
15	\$391,000	\$525,218	\$46,182	\$962,400
16	\$412,000	\$503,556	\$47,105	\$962,662
17	\$433,000	\$480,732	\$48,047	\$961,779
18	\$456,000	\$456,743	\$49,008	\$961,752
19	\$480,000	\$431,481	\$49,989	\$961,470
20	\$505,000	\$404,889	\$50,988	\$960,877
21	\$532,000	\$376,912	\$52,008	\$960,920
22	\$561,000	\$347,439	\$53,048	\$961,488
23	\$590,000	\$316,360	\$54,109	\$960,469
24	\$622,000	\$283,674	\$55,191	\$960,865
25	\$655,000	\$249,215	\$56,295	\$960,510
26	\$690,000	\$212,928	\$57,421	\$960,349
27	\$727,000	\$174,702	\$58,570	\$960,272
28	\$767,000	\$134,426	\$59,741	\$961,167
29	\$808,000	\$91,934	\$60,936	\$960,870
30	\$851,466	\$47,171	\$62,155	\$960,792
Total	\$13,317,466	\$14,154,700	\$1,419,883	\$28,892,049

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-2
Phase #2 Assessment Roll – Phase #2 Initial Projects by Lot Type

Parcel Assessment Equivalent Units	Lot Type 2 (74 Ft Lot) \$67,917.97 0.98
---	--

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$994	\$3,763	\$178	\$4,936
2	\$1,045	\$3,708	\$182	\$4,935
3	\$1,096	\$3,650	\$186	\$4,932
4	\$1,153	\$3,589	\$189	\$4,931
5	\$1,209	\$3,525	\$193	\$4,927
6	\$1,270	\$3,458	\$197	\$4,925
7	\$1,336	\$3,388	\$201	\$4,925
8	\$1,402	\$3,314	\$205	\$4,921
9	\$1,474	\$3,236	\$209	\$4,919
10	\$1,550	\$3,154	\$213	\$4,918
11	\$1,627	\$3,068	\$218	\$4,913
12	\$1,714	\$2,978	\$222	\$4,914
13	\$1,800	\$2,883	\$226	\$4,910
14	\$1,897	\$2,784	\$231	\$4,912
15	\$1,994	\$2,679	\$236	\$4,908
16	\$2,101	\$2,568	\$240	\$4,909
17	\$2,208	\$2,452	\$245	\$4,905
18	\$2,326	\$2,329	\$250	\$4,905
19	\$2,448	\$2,201	\$255	\$4,903
20	\$2,575	\$2,065	\$260	\$4,900
21	\$2,713	\$1,922	\$265	\$4,901
22	\$2,861	\$1,772	\$271	\$4,904
23	\$3,009	\$1,613	\$276	\$4,898
24	\$3,172	\$1,447	\$281	\$4,900
25	\$3,340	\$1,271	\$287	\$4,899
26	\$3,519	\$1,086	\$293	\$4,898
27	\$3,708	\$891	\$299	\$4,897
28	\$3,912	\$686	\$305	\$4,902
29	\$4,121	\$469	\$311	\$4,900
30	\$4,342	\$241	\$317	\$4,900
Total	\$67,918	\$72,188	\$7,241	\$147,347

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-3
Phase #2 Assessment Roll – Phase #2 Initial Projects by Lot Type

Parcel Assessment Equivalent Units	Lot Type 3 (60 Ft Lot) \$56,136.28 0.81
---	--

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$822	\$3,110	\$148	\$4,079
2	\$864	\$3,064	\$150	\$4,079
3	\$906	\$3,017	\$153	\$4,076
4	\$953	\$2,966	\$157	\$4,076
5	\$999	\$2,914	\$160	\$4,072
6	\$1,050	\$2,858	\$163	\$4,071
7	\$1,104	\$2,800	\$166	\$4,071
8	\$1,159	\$2,739	\$169	\$4,068
9	\$1,218	\$2,675	\$173	\$4,066
10	\$1,281	\$2,607	\$176	\$4,065
11	\$1,345	\$2,536	\$180	\$4,061
12	\$1,416	\$2,462	\$183	\$4,061
13	\$1,488	\$2,383	\$187	\$4,058
14	\$1,568	\$2,301	\$191	\$4,060
15	\$1,648	\$2,214	\$195	\$4,057
16	\$1,737	\$2,123	\$199	\$4,058
17	\$1,825	\$2,026	\$203	\$4,054
18	\$1,922	\$1,925	\$207	\$4,054
19	\$2,023	\$1,819	\$211	\$4,053
20	\$2,129	\$1,707	\$215	\$4,050
21	\$2,243	\$1,589	\$219	\$4,051
22	\$2,365	\$1,465	\$224	\$4,053
23	\$2,487	\$1,334	\$228	\$4,049
24	\$2,622	\$1,196	\$233	\$4,050
25	\$2,761	\$1,051	\$237	\$4,049
26	\$2,909	\$898	\$242	\$4,048
27	\$3,064	\$736	\$247	\$4,048
28	\$3,233	\$567	\$252	\$4,052
29	\$3,406	\$388	\$257	\$4,050
30	\$3,589	\$199	\$262	\$4,050
Total	\$56,136	\$59,665	\$5,985	\$121,787

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-4
Phase #2 Assessment Roll – Phase #2 Initial Projects by Lot Type

Parcel Assessment Equivalent Units	Lot Type 4 (50 Ft Lot) \$40,196.35 0.58
---	--

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$589	\$2,227	\$106	\$2,921
2	\$619	\$2,194	\$108	\$2,921
3	\$649	\$2,160	\$110	\$2,919
4	\$682	\$2,124	\$112	\$2,918
5	\$715	\$2,086	\$114	\$2,916
6	\$752	\$2,047	\$117	\$2,915
7	\$791	\$2,005	\$119	\$2,915
8	\$830	\$1,961	\$121	\$2,913
9	\$872	\$1,915	\$124	\$2,911
10	\$918	\$1,867	\$126	\$2,911
11	\$963	\$1,816	\$129	\$2,908
12	\$1,014	\$1,763	\$131	\$2,908
13	\$1,065	\$1,707	\$134	\$2,906
14	\$1,123	\$1,647	\$137	\$2,907
15	\$1,180	\$1,585	\$139	\$2,905
16	\$1,244	\$1,520	\$142	\$2,906
17	\$1,307	\$1,451	\$145	\$2,903
18	\$1,376	\$1,379	\$148	\$2,903
19	\$1,449	\$1,302	\$151	\$2,902
20	\$1,524	\$1,222	\$154	\$2,900
21	\$1,606	\$1,138	\$157	\$2,900
22	\$1,693	\$1,049	\$160	\$2,902
23	\$1,781	\$955	\$163	\$2,899
24	\$1,877	\$856	\$167	\$2,900
25	\$1,977	\$752	\$170	\$2,899
26	\$2,083	\$643	\$173	\$2,899
27	\$2,194	\$527	\$177	\$2,898
28	\$2,315	\$406	\$180	\$2,901
29	\$2,439	\$277	\$184	\$2,900
30	\$2,570	\$142	\$188	\$2,900
Total	\$40,196	\$42,723	\$4,286	\$87,205

1 - The interest is calculated using an interest rate 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-5
Phase #2 Assessment Roll – Phase #2 Initial Projects by Lot Type

Parcel Assessment Equivalent Units	Lot Type 5 (40 Ft Lot) \$36,098.11 0.52
---	--

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$528	\$1,997	\$95	\$2,619
2	\$555	\$1,967	\$97	\$2,619
3	\$582	\$1,937	\$99	\$2,617
4	\$612	\$1,904	\$101	\$2,616
5	\$641	\$1,870	\$103	\$2,614
6	\$674	\$1,835	\$105	\$2,613
7	\$709	\$1,798	\$107	\$2,613
8	\$744	\$1,758	\$109	\$2,611
9	\$782	\$1,717	\$111	\$2,610
10	\$823	\$1,674	\$113	\$2,610
11	\$863	\$1,628	\$115	\$2,607
12	\$909	\$1,580	\$118	\$2,607
13	\$955	\$1,530	\$120	\$2,605
14	\$1,007	\$1,477	\$123	\$2,606
15	\$1,058	\$1,421	\$125	\$2,604
16	\$1,115	\$1,363	\$127	\$2,605
17	\$1,172	\$1,301	\$130	\$2,603
18	\$1,234	\$1,236	\$133	\$2,603
19	\$1,299	\$1,168	\$135	\$2,602
20	\$1,367	\$1,096	\$138	\$2,600
21	\$1,440	\$1,020	\$141	\$2,600
22	\$1,518	\$940	\$144	\$2,602
23	\$1,597	\$856	\$146	\$2,599
24	\$1,683	\$768	\$149	\$2,600
25	\$1,772	\$674	\$152	\$2,599
26	\$1,867	\$576	\$155	\$2,599
27	\$1,967	\$473	\$158	\$2,599
28	\$2,076	\$364	\$162	\$2,601
29	\$2,187	\$249	\$165	\$2,600
30	\$2,304	\$128	\$168	\$2,600
Total	\$36,038	\$38,304	\$3,842	\$78,184

1 - The interest is calculated using an interest rate of 9.54% in years 1 through 5 and 6.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX J
**PHASE #2 ASSESSMENT ROLL – PHASE #2 ADDITIONAL MAJOR
IMPROVEMENTS**

Appendix J-1
Phase #2 Assessment Roll – Phase #2 Additional Major Improvements

**Parcel
Assessment
Equivalent Units**

**Part of R-6945-001-
0180-1, R-6945-001-
0140-1, R-6945-004-
0280-1
\$2,548,247
192.16**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$37,000	\$141,173	\$15,000	\$193,173
2	\$39,000	\$139,123	\$15,300	\$193,423
3	\$41,000	\$136,962	\$15,606	\$193,568
4	\$43,000	\$134,691	\$15,918	\$193,609
5	\$45,000	\$132,309	\$16,236	\$193,545
6	\$48,000	\$129,816	\$16,561	\$194,377
7	\$50,000	\$127,157	\$16,892	\$194,049
8	\$53,000	\$124,387	\$17,230	\$194,617
9	\$55,000	\$121,450	\$17,575	\$194,025
10	\$58,000	\$118,403	\$17,926	\$194,330
11	\$61,000	\$115,190	\$18,285	\$194,475
12	\$64,000	\$111,811	\$18,651	\$194,461
13	\$68,000	\$108,265	\$19,024	\$195,289
14	\$71,000	\$104,498	\$19,404	\$194,902
15	\$75,000	\$100,565	\$19,792	\$195,357
16	\$79,000	\$96,410	\$20,188	\$195,598
17	\$83,000	\$92,033	\$20,592	\$195,625
18	\$87,000	\$87,435	\$21,004	\$195,439
19	\$92,000	\$82,615	\$21,424	\$196,039
20	\$97,000	\$77,518	\$21,852	\$196,370
21	\$102,000	\$72,144	\$22,289	\$196,434
22	\$107,000	\$66,494	\$22,735	\$196,229
23	\$113,000	\$60,566	\$23,190	\$196,756
24	\$119,000	\$54,306	\$23,653	\$196,959
25	\$125,000	\$47,713	\$24,127	\$196,840
26	\$132,000	\$40,788	\$24,609	\$197,397
27	\$139,000	\$33,475	\$25,101	\$197,577
28	\$147,000	\$25,775	\$25,603	\$198,378
29	\$155,000	\$17,631	\$26,115	\$198,746
30	\$163,247	\$9,044	\$26,638	\$198,928
Total	\$2,548,247	\$2,709,747	\$608,521	\$5,866,516

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-2

Phase #2 Assessment Roll – Phase #2 Additional Major Improvements by Lot Type

**Parcel
Assessment
Equivalent Units**

**Lot Type 2 (74 Ft
Lot)
\$12,995.85
0.98**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$189	\$720	\$76	\$985
2	\$199	\$710	\$78	\$986
3	\$209	\$698	\$80	\$987
4	\$219	\$687	\$81	\$987
5	\$229	\$675	\$83	\$987
6	\$245	\$662	\$84	\$991
7	\$255	\$648	\$86	\$990
8	\$270	\$634	\$88	\$993
9	\$280	\$619	\$90	\$990
10	\$296	\$604	\$91	\$991
11	\$311	\$587	\$93	\$992
12	\$326	\$570	\$95	\$992
13	\$347	\$552	\$97	\$996
14	\$362	\$533	\$99	\$994
15	\$382	\$513	\$101	\$996
16	\$403	\$492	\$103	\$998
17	\$423	\$469	\$105	\$998
18	\$444	\$446	\$107	\$997
19	\$469	\$421	\$109	\$1,000
20	\$495	\$395	\$111	\$1,001
21	\$520	\$368	\$114	\$1,002
22	\$546	\$339	\$116	\$1,001
23	\$576	\$309	\$118	\$1,003
24	\$607	\$277	\$121	\$1,004
25	\$637	\$243	\$123	\$1,004
26	\$673	\$208	\$126	\$1,007
27	\$709	\$171	\$128	\$1,008
28	\$750	\$131	\$131	\$1,012
29	\$790	\$90	\$133	\$1,014
30	\$833	\$46	\$136	\$1,015
Total	\$12,996	\$13,819	\$3,103	\$29,919

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-3

Phase #2 Assessment Roll – Phase #2 Additional Major Improvements by Lot Type

Parcel Assessment Equivalent Units	Lot Type 3 (60 Ft Lot) \$10,741.47 0.81
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Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$156	\$595	\$63	\$814
2	\$164	\$586	\$64	\$815
3	\$173	\$577	\$66	\$816
4	\$181	\$568	\$67	\$816
5	\$190	\$558	\$68	\$816
6	\$202	\$547	\$70	\$819
7	\$211	\$536	\$71	\$818
8	\$223	\$524	\$73	\$820
9	\$232	\$512	\$74	\$818
10	\$244	\$499	\$76	\$819
11	\$257	\$486	\$77	\$820
12	\$270	\$471	\$79	\$820
13	\$287	\$456	\$80	\$823
14	\$299	\$440	\$82	\$822
15	\$316	\$424	\$83	\$823
16	\$333	\$406	\$85	\$824
17	\$350	\$388	\$87	\$825
18	\$367	\$369	\$89	\$824
19	\$388	\$348	\$90	\$826
20	\$409	\$327	\$92	\$828
21	\$430	\$304	\$94	\$828
22	\$451	\$280	\$96	\$827
23	\$476	\$255	\$98	\$829
24	\$502	\$229	\$100	\$830
25	\$527	\$201	\$102	\$830
26	\$556	\$172	\$104	\$832
27	\$586	\$141	\$106	\$833
28	\$620	\$109	\$108	\$836
29	\$653	\$74	\$110	\$838
30	\$688	\$38	\$112	\$839
Total	\$10,741	\$11,422	\$2,565	\$24,729

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-4

Phase #2 Assessment Roll – Phase #2 Additional Major Improvements by Lot Type

**Parcel
Assessment
Equivalent Units**

**Lot Type 4 (50 Ft
Lot)
\$7,691.42
0.58**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$112	\$426	\$45	\$583
2	\$118	\$420	\$46	\$584
3	\$124	\$413	\$47	\$584
4	\$130	\$407	\$48	\$584
5	\$136	\$399	\$49	\$584
6	\$145	\$392	\$50	\$587
7	\$151	\$384	\$51	\$586
8	\$160	\$375	\$52	\$587
9	\$166	\$367	\$53	\$586
10	\$175	\$357	\$54	\$587
11	\$184	\$348	\$55	\$587
12	\$193	\$337	\$56	\$587
13	\$205	\$327	\$57	\$589
14	\$214	\$315	\$59	\$588
15	\$226	\$304	\$60	\$590
16	\$238	\$291	\$61	\$590
17	\$251	\$278	\$62	\$590
18	\$263	\$264	\$63	\$590
19	\$278	\$249	\$65	\$592
20	\$293	\$234	\$66	\$593
21	\$308	\$218	\$67	\$593
22	\$323	\$201	\$69	\$592
23	\$341	\$183	\$70	\$594
24	\$359	\$164	\$71	\$594
25	\$377	\$144	\$73	\$594
26	\$398	\$123	\$74	\$596
27	\$420	\$101	\$76	\$596
28	\$444	\$78	\$77	\$599
29	\$468	\$53	\$79	\$600
30	\$493	\$27	\$80	\$600
Total	\$7,691	\$8,179	\$1,837	\$17,707

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-5

Phase #2 Assessment Roll – Phase #2 Additional Major Improvements by Lot Type

**Parcel
Assessment
Equivalent Units**

**Lot Type 5 (40 Ft
Lot)
\$6,895.76
0.52**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$100	\$382	\$41	\$523
2	\$106	\$376	\$41	\$523
3	\$111	\$371	\$42	\$524
4	\$116	\$364	\$43	\$524
5	\$122	\$358	\$44	\$524
6	\$130	\$351	\$45	\$526
7	\$135	\$344	\$46	\$525
8	\$143	\$337	\$47	\$527
9	\$149	\$329	\$48	\$525
10	\$157	\$320	\$49	\$526
11	\$165	\$312	\$49	\$526
12	\$173	\$303	\$50	\$526
13	\$184	\$293	\$51	\$528
14	\$192	\$283	\$53	\$527
15	\$203	\$272	\$54	\$529
16	\$214	\$261	\$55	\$529
17	\$225	\$249	\$56	\$529
18	\$235	\$237	\$57	\$529
19	\$249	\$224	\$58	\$530
20	\$262	\$210	\$59	\$531
21	\$276	\$195	\$60	\$532
22	\$290	\$180	\$62	\$531
23	\$306	\$164	\$63	\$532
24	\$322	\$147	\$64	\$533
25	\$338	\$129	\$65	\$533
26	\$357	\$110	\$67	\$534
27	\$376	\$91	\$68	\$535
28	\$398	\$70	\$69	\$537
29	\$419	\$48	\$71	\$538
30	\$442	\$24	\$72	\$538
Total	\$6,896	\$7,333	\$1,647	\$15,875

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.



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
Initiated by: Robin Bromiley
Date: June 10, 2025
Re: Mustang Lakes Annex Phase # 2 SAP and Additional Major Improvements Assessment

Action Requested:

Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving an Updated Service and Assessment Plan, including a Phase #2 Assessment Roll – Phase #2 Additional Major Improvements; making a finding of special benefit to the property within Phase #2 of the Mustang Lakes (Annex) Public Improvement District; levying special assessments against such property and establishing a lien on such property; and providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (Bromiley)

Background Information:

The Mustang Lakes (Annex) Public Improvement District (the "Mustang Lakes Annex PID") was created by the City on August 13, 2019, and is an approximately 556.836-acre master planned project located in a fast-growing development area of the City located approximately two miles west of Preston Road and 4.5 miles north of US 380.

The Mustang Lakes Annex PID is expected to have approximately 1,437 single-family homes over multiple phases. Phase #2 consists of approximately 78.243 acres and is projected to consist of 268 single-family residential units. The total estimated authorized public improvement cost for Phase #2 is \$17,418,364.00 (streets, drainage, water, sewer, etc.)

On May 13, 2025, the City Council approved a Resolution identifying the costs of authorized public improvements that are to be financed by the PID assessment within Phase #2. The resolution also approved a preliminary service and assessment plan, including information related to Phase #2. In compliance with state law, the resolution directed the filing of the proposed Phase

#2 Assessment Roll with the City Secretary and calls for a Public Hearing on June 10, 2025, during the scheduled City Council meeting to consider an Ordinance levying the PID assessments on properties located within Phase #2.

Approval of this item establishes the levy for Mustang Lakes Annex PID Phase #2 additional major improvements assessment and adopts the Service and Assessment Plan (SAP). There is an additional item on the May 13, 2025, agenda for City Council to consider the Amended and Revised Reimbursement Agreement for the Mustang Lakes Annex PID.

The attached presentation includes charts depicting the following information: authorized improvements, current assessment, average annual installment, and tax rate analysis.

Legal Review:

Supporting Documents:

1. Staff Presentation
2. Mustang Lakes (Annex) PID Phase #2 Additional Major Improvements - Assessment Ordinance

Financial Consideration:

Staff Recommendation:

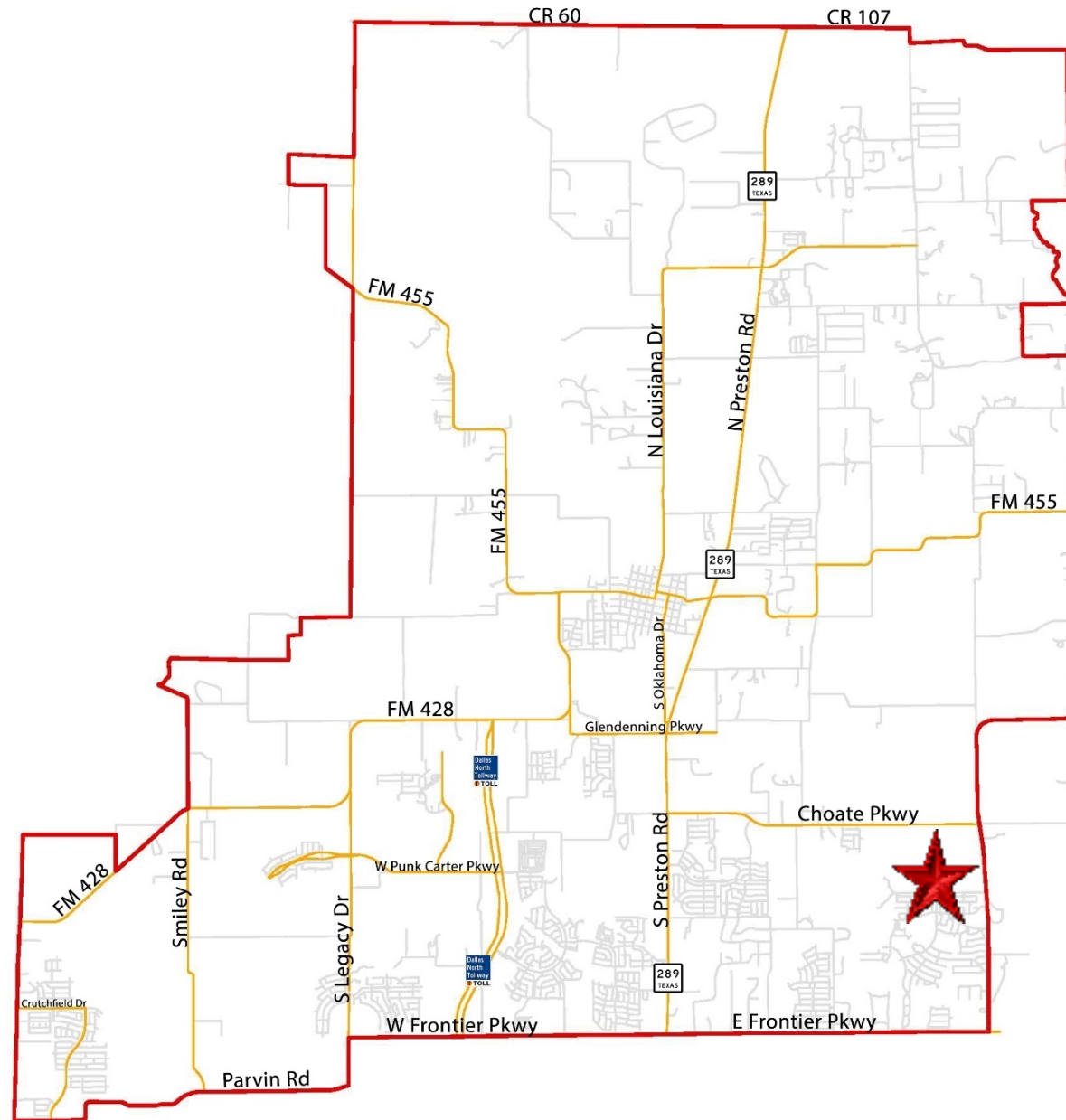
MUSTANG LAKES ANNEX

PHASE #2

SAP/LEVY AND REIMBURSEMENT AGREEMENT

City Council
June 10, 2025





MUSTANG LAKES ANNEX PHASE #2

- The property within the original PID is composed of 557 acres
- Phase #2 includes:
 - 78 acres
 - 268 single family lots
- The PSAP was approved by City Council in May.
- Three agenda items in June: (1) The Phase # 2 Initial Projects Amended SAP and the assessments to be levied, (2) The Phase # 2 Additional Major Improvement Amended SAP and the assessments to be levied, and (3) a Reimbursement Agreement with the developer following the levy.

PHASE #2 PID AUTHORIZED IMPROVEMENTS

Authorized Improvements	Phase #2 Improvements	Proportional Share of Initial Major Improvements	Proportional Share of Additional Major Improvements	Total Phase #2 Projects
Roadway Improvements	\$5,409,683	\$87,438	\$1,552,695	\$7,049,817
Water Improvements	\$1,963,890	\$22,961	\$472,790	\$2,459,640
Sanitary Sewer Improvements	\$1,385,720	\$69,233	\$276,154	\$1,731,107
Storm Drainage Improvements	\$2,454,513	\$0	\$1,288,377	\$3,742,890
Other Soft and Miscellaneous Costs	\$1,810,582	\$78,447	\$545,881	\$2,434,909
<u>Total Authorized Improvements</u>	<u>\$13,024,387</u>	<u>\$258,079</u>	<u>\$4,135,897</u>	<u>\$17,418,364</u>

PHASE #2 PID ASSESSMENT

Lot Size	Total Current Assessment Phase #2 Initial Projects per unit	Phase #2's share of the Additional Major Improvements per unit	Phase #2 Projects Assessment per unit	Average Annual Installment Per Unit
Lot Type 1 (86 Ft Lot)	\$69,304.05	\$13,261.07	\$82,565.12	\$6,029
Lot Type 2 (74 Ft Lot)	\$67,917.97	\$12,995.85	\$80,913.82	\$5,909
Lot Type 3 (60 Ft Lot)	\$56,136.28	\$10,741.47	\$66,877.75	\$4,884
Lot Type 4 (50 Ft Lot)	\$40,196.35	\$7,691.42	\$47,887.77	\$3,497
Lot Type 5 (40 Ft Lot)	\$36,038.11	\$6,895.76	\$42,933.86	\$3,135

PHASE #2 TAX RATE ANALYSIS

Tax Rate Analysis	Tax Rate (per \$100/AV)				
	40' Lot	50' Lot	60' Lot	74' Lot	86' Lot
Calculated Net Tax Rate Equivalent for Overlapping PID Assessments	\$0.5501	\$0.5010	\$0.5280	\$0.5471	\$0.5481
FYE2025 Overlapping Tax Rates	\$2.0839	\$2.0839	\$2.0839	\$2.0839	\$2.0839
Estimated Total Tax Rate	\$2.6340	\$2.5849	\$2.6119	\$2.6310	\$2.6321

*Estimated

THE MUSTANG LAKES ANNEX PID –PH#2

- A Reimbursement agreement provides for a payment to reimburse Developer and its assigns for the Phase #2 Improvements Costs, previously advanced by the Developer. This reimbursement agreement is amended and restated in order to add the Phase #2 into the original.
- At such time as the City issues Mustang Lakes Annex PID Bonds for Phase #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.

TIMELINE

- May 13, 2025 – Pre-SAP and calling two public hearing resolutions
- June 10, 2025– Two Levy Ordinances for PID assessments and Approve SAP
- June 10, 2025– Reimbursement Agreement

RECOMMENDATION

- Staff recommends approval for the SAP and Levy
- The next agenda item for council consideration is the Reimbursement Agreement.

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 A PHASE #2 ASSESSMENT ROLL – PHASE #2 ADDITIONAL MAJOR IMPROVEMENTS FOR THE MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #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 corporate boundaries of the City; 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 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 August 13, 2019, 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. 2019-45R (the “Authorization Resolution”), adopted by a majority of the members of the City Council, authorized and created the Mustang Lakes (Annex) 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 May 13, 2025, the City Council adopted a resolution approving an updated preliminary service and assessment plan, including a proposed assessment roll for Phase #2 of the District related to the Phase #2 Additional Major Improvements (as defined herein); calling for a public hearing to consider an ordinance levying assessments on property within Phase #2 of

the District (the “Phase #2 Assessments”); authorizing and directing the City Secretary or the Assistant City Secretary (as defined below) of the City to file the proposed assessment roll for Phase #2 of the District related to the Phase #2 Additional Major Improvements (the “Phase #2 Assessment Roll – Phase #2 Additional Major Improvements”) 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 Phase #2 Assessments against the property within Phase #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 May 14, 2025, the City Secretary or the Assistant City Secretary filed the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements and made the same available for public inspection; and

WHEREAS, the City Secretary or the Assistant City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on May 23, 2025 in the *Celina Record*, a newspaper of general circulation in the City; and

WHEREAS, the City Secretary or the Assistant 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 Phase #2 Assessments; and

WHEREAS, the City Council opened the Levy and Assessment Hearing on June 10, 2025, 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 Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, and the proposed Phase #2 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #2 Assessments, the allocation of the Actual Costs of the improvements to be undertaken for the benefit of the Phase #2 Assessed Property (as defined in the Service and Assessment Plan) (the “Phase #2 Additional Major Improvements”), the purposes of the Phase #2 Assessments, the special benefits of the Phase #2 Additional Major Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Phase #2 Assessments; and

WHEREAS, the City Council finds and determines that the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements and the Mustang Lakes (Annex) Public Improvement District, Celina, Texas, Service and Assessment Plan, dated June 10, 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 Phase #2 Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements attached thereto as Appendix J; and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary or the Assistant City Secretary (the “Assistant City Secretary”) in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Phase #2 Additional Major Improvements (as described in the Service and Assessment Plan), the Phase

#2 Assessment Roll – Phase #2 Additional Major Improvements, or the levy of the Phase #2 Assessments against the Phase #2 Assessed Property; and

WHEREAS, the owners (the “Landowners”), or their representatives, of the majority of the privately-owned and taxable property located within Phase #2 of the District, who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of the Service and Assessment Plan, approval of the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, approval of this Ordinance, and approval of the levy of the Phase #2 Assessments against their property located within Phase #2 of 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 Phase #2 Additional Major 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 the Phase #2 Assessed Property will receive from the construction of the Phase #2 Additional Major 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 Phase #2 Additional Major Improvements, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended;

(c) The Service and Assessment Plan apportions the Actual Costs of the Phase #2 Additional Major Improvements to be assessed against the Phase #2 Assessed Property as Phase #2 Assessments and such apportionment is made on the basis of special benefits accruing to the Phase #2 Assessed Property because of the Phase #2 Additional Major Improvements;

(d) All of the real property in Phase #2 of the District which is being assessed in the amounts shown in the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements will be benefited by the Phase #2 Additional Major Improvements proposed to be constructed as described in the Service and Assessment Plan, and each assessed parcel of Phase #2 Assessed Property will receive special benefits during the term of the Phase #2 Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the Actual Costs of the Phase #2 Additional Major Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Phase #2 Additional Major 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 Phase #2 Additional Major 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 Phase #2 Assessment Roll – Phase #2 Additional Major Improvements should be approved as the assessment roll for the Phase #2 Assessed Property within the District related to the Phase #2 Additional Major Improvements;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Phase #2 Assessments, interest on Annual Installments, interest and penalties on delinquent Phase #2 Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Phase #2 Assessments should be approved and will expedite collection of the Phase #2 Assessments in a timely manner in order to provide the services and improvements needed and required for Phase #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 in 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. Phase #2 Assessment Roll – Phase #2 Additional Major Improvements.

The Phase #2 Assessment Roll – Phase #2 Additional Major Improvements is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll for Phase #2 of the District related to the Phase #2 Additional Major Improvements.

Section 5. Levy and Payment of Phase #2 Assessments for Actual Costs of the Phase #2 Additional Major Improvements.

(a) The City Council hereby levies an assessment on each parcel of Phase #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 Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, in the respective amounts shown on the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, as a special assessment on the properties set forth in the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements.

(b) The levy of the Phase #2 Assessments shall be effective on the date of the adoption of this Ordinance levying the Phase #2 Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Phase #2 Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Phase #2 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 Phase #2 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 Phase #2 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 Phase #2 Additional Major Improvements and Administrative Expenses is set forth in the Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Assessments.

Delinquent Phase #2 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 Phase #2 Assessed Property subject to an Assessment may prepay the Phase #2 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 Phase #2 Assessed Property, including without limitation such Landowners' obligations related to payment of the Phase #2 Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Phase #2 Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowners, as the owners of each parcel of Phase #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. Phase #2 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 Phase #2 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 Phase #2 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 Phase #2 Assessments by the City.

Section 12. Filing in Land Records. The City Secretary or the Assistant City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements 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 or the Assistant 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 Phase #2 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 10th day of June, 2025.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, 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

Service and Assessment Plan

MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

SERVICE AND ASSESSMENT PLAN

March 14, 2023

As Updated for Phase #2 on June 10, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On August 13, 2019, the City Council of the City of Celina, Texas passed and approved Resolution No. 2019-45R (filed in the real property records of Collin County, Texas as Document No. 2023000011173 on February 2, 2023) approving and authorizing the creation of the Mustang Lakes (Annex) Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in the PID (the “Authorized Improvements”), all of which is located within the City of Celina.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property within the PID is developed. Assessments will be imposed on the property for the public improvements to be constructed or to be acquired.

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 Mustang Lakes (Annex) 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: (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements, and (3) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. 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. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

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 current Assessment Rolls for the PID are included as Appendix G and Appendix H in 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, 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 and/or County permit fees, development fees), insurance premiums, and 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” means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, Additional Interest shall be charged as described in Section V.G.

“Additional Interest Component” means the amount collected by application of the Additional Interest.

“Additional Interest Reserve” has the meaning set forth in Section V.G of this Service and Assessment Plan.

“Additional Major Improvements” mean the Authorized Improvements described in Section III.C that benefit all Assessed Property within the PID and that are constructed after the Initial Major Improvements, including the Phase #1 Additional Major Improvements and Phase #2 Additional Major Improvements. Although subject to change, current plans anticipate that the Additional Major Improvements will be constructed in Phases as shown in Appendix B.

“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, 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) 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. 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 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.

“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 G, Appendix H, and Appendix I, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) when applicable, 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 all 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 Assessments against the 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 Phase #1 Assessment Roll - Phase #1 Initial Projects, the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, Phase #2 Assessment Roll – Phase #2 Initial Projects, Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, 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 Section III of this Service and Assessment Plan and authorized under 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.

“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 557 Partners, L.P., a Texas limited partnership, and any successor owner of the Property or any portion thereof with obligation to construct all or a portion of the Authorized Improvements.

“Development Agreement” means that certain Mustang Lakes Brinkmann Addition Development Agreement, effective as of January 22, 2019, and recorded as Document No. 20190111000143810 on February 11, 2019, in the real property records of Collin County, Texas, as amended by that certain First Amendment to Mustang Lakes Brinkmann Additional Development Agreement, effective as of December 12, 2019, and recorded as Document No. 20191219001619943 on December 19, 2019 in the real property records of Collin County, Texas, between the Issuer and the Developer, as the same may be further amended from time to time.

“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 F attached hereto.

“Future Major Improvements” mean Authorized Improvements that benefit all Assessed Property within the PID and that are anticipated to be constructed after the Additional Major Improvements. Although subject to change, current plans anticipate that any Future Major Improvements will be constructed with the development of Phases #5 and #6. Future Major Improvements allocated to Phases developed prior to construction of such Future Major Improvements will be paid for by the Developer without reimbursement.

“Future Phases” mean Phases to be developed after Phase #1 and Phase #2, as such areas are generally depicted and described 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.

“Initial Major Improvements” mean the Authorized Improvements described in Section III.B that benefit all Assessed Property within the PID and that are constructed concurrently with Phase #1.

“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 F. 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 Improvement Area” or “MIA” means the property within the PID excluding Phase #1 and excluding the Mixed-Use Parcels which are 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.

“Major Improvement Area Projects” mean (i) the Initial Major Improvements allocable to Major Improvement Area, and (ii) the Additional Major Improvements allocable to the Major

Improvement Area, and (iii) Future Major Improvements, if any, allocable to the Major Improvement Area.

"Mixed-Use Parcels" mean collectively the two tracts totaling approximately 60.481 acres more particularly described in Appendix C-3 and depicted as "MU-2" in Appendix A. The costs of the Authorized Improvements allocated to the Mixed-Use Parcels will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement from the City and no Assessment will be levied against the Mixed-Use Parcels.

"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.D.

"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 Phased PID Bonds and/or the creation of an obligation under the Reimbursement Agreement for Authorized Improvements (or the portion thereof) designated herein or 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 described in Appendix C-2 and consisting of the Parcels shown in Appendix G and Appendix H.

"Phase #1 Additional Major Improvements" mean the pro rata portion the Additional Major Improvements allocable to Phase #1.

"Phase #1 Assessed Property" means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll – Phase #1 Additional Major Improvements 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 - Phase #1 Additional Major Improvements" mean 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 Bonds or in connection with any Annual Service Plan Update.

“Phase #1 Assessment Roll - Phase #1 Initial Projects” mean 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 Assessments - Phase #1 Additional Major Improvements” mean an assessment levied against a Parcel in Phase #1 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements as Appendix H, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phase #1 Assessments - Phase #1 Initial Projects” mean an assessment levied against a Parcel in Phase #1 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects as Appendix G, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“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 collectively, the Phase #1 Improvements and the pro rata portion of the Initial Major Improvements allocable to Phase #1.

“Phase #1 Maximum Assessment Per Unit” means for Phase #1, an Assessment per unit for Phase #1 Projects for each applicable Lot Type as follows:

Lot Type 1 (86 Ft) - \$65,473.52
Lot Type 2 (74 Ft) - \$64,164.05
Lot Type 3 (60 Ft) - \$53,033.55
Lot Type 4 (50 Ft) - \$37,974.64
Lot Type 5 (40 Ft) - \$34,046.23

“Phase #1 Projects” mean (i) the Phase #1 Improvements, (ii) the pro rata portion of the Initial Major Improvements allocable to Phase #1, (iii) the pro rata portion of the Additional Major Improvements allocable to Phase #1, and (iv) the pro rata portion of the Future Major Improvements, if any, allocable to Phase #1.

“Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)” means the reimbursement obligation related to the Actual Costs of Phase #1 Additional Major Improvements to be paid from the Phase #1 Assessment Revenues collected by the City from the Phase #1 Assessments – Phase #1 Additional Major Improvements under the terms of the Reimbursement Agreement.

“Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)” means the reimbursement obligation related to the Actual Costs of the Phase #1 Initial Projects to be paid from the Phase #1 Assessment Revenues collected by the City from of the Phase #1 Assessments – Phase #1 Initial Projects under the terms of the Reimbursement Agreement.

“Phase #2” means the second Phase to be developed and generally shown in Appendix A, as specifically described in Appendix C-4 and consisting of the Parcels shown in Appendix I and Appendix J.

“Phase #2 Additional Major Improvements” mean the pro rata portion the Additional Major Improvements allocable to Phase #2.

“Phase #2 Assessed Property” means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll – Phase #2 Initial Projects and the Phase #2 Assessment Roll – Additional Major Improvements against which an Assessment relating to the Phase #2 Projects is levied.

“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 the Phase #2 Projects.

“Phase #2 Assessment Roll – Phase #2 Additional Major Improvements” means the document included in this Service and Assessment Plan as Appendix J relating to the Phase #2 Assessments – Phase #2 Additional Major Improvements, as the same may be 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 #2 Assessment Roll – Phase #2 Initial Projects” means the document included in this Service and Assessment Plan as Appendix I relating to the Phase #2 Assessments – Phase #2 Initial Projects, as the same may be 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 #2 Assessments – Phase #2 Additional Major Improvements” mean an assessment levied against a Parcel in Phase #2 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements as Appendix J, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phase #2 Assessments – Phase #2 Initial Projects” mean an assessment levied against a Parcel in Phase #2 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects as Appendix I, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phase #2 Improvements” mean the Authorized Improvements which only benefit Phase #2 Assessed Property, which are described in Section III.E.

“Phase #2 Initial Projects” mean collectively, the Phase #2 Improvements and the pro rata portion of the Initial Major Improvements allocable to Phase #2.

“Phase #2 Maximum Assessment Per Unit” means for Phase #2, an Assessment per unit for Phase #2 Projects for each applicable Lot Type as follows:

Lot Type 2 (74 Ft) - \$80,913.82

Lot Type 3 (60 Ft) - \$66,877.75

Lot Type 4 (50 Ft) - \$47,887.77

Lot Type 5 (40 Ft) - \$42,933.86

“Phase #2 Projects” mean (i) the Phase #2 Improvements, (ii) the pro rata portion of the Initial Major Improvements allocable to Phase #2, (iii) the pro rata portion of the Additional Major Improvements allocable to Phase #2, and (iv) the pro rata portion of the Future Major Improvements, if any, allocable to Phase #2.

“Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements)” mean the reimbursement obligation related to the Actual Costs of Phase #2 Additional Major Improvements to be paid from the Phase #2 Assessment Revenues collected by the City from the Phase #2 Assessments – Phase #2 Additional Major Improvements under the terms of the Reimbursement Agreement.

“Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects)” means the reimbursement obligation related to the Actual Costs of the Phase #2 Initial Projects to be paid from the Phase #2 Assessment Revenues collected by the City from the Phase #2 Assessments – Phase #2 Initial Projects under the terms of the Reimbursement Agreement.

“Phased PID Bonds” mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Phase. In connection with the issuance of Phased PID Bonds, if Assessments have not previously been levied, Assessments will be levied only on Parcels located within the Phase in question.

“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, 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 Amended and Restated PID Reimbursement Agreement - Mustang Lakes (Annex) Public Improvement District, effective as of June 10, 2025, by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer with interest as permitted by the PID Act solely from Assessment Revenues and/or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

“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 and updated from time to time.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

“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.

“Zoning Ordinance” means Ordinance No. 2020-115 adopted by the City Council on December 8, 2020, which ordinances establish the permitted uses of, and standards for the development of the property within the District, as amended from time to time.

(remainder of this page is intentionally left blank)

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 556.836 acres of land. A map of the property within the PID is shown in Appendix A and described in Appendix C-1 to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,436 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The residential property within the PID was originally proposed to be developed as shown in Table II-A.1.

Table II-A.1
Proposed Development – PID - Original

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	245	Units
Single-family - 60 Ft	452	Units
Single-family - 50 Ft	560	Units
Single-family - 40 Ft	31	Units
Total	1,436	Units

The residential property within the PID is now proposed to be developed as shown in Table II-A.2.

Table II-A.2
Proposed Development – PID - Revised

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	250	Units
Single-family - 60 Ft	446	Units
Single-family - 50 Ft	562	Units
Single-family - 40 Ft	31	Units
Total	1,437	Units

Additionally, the Mixed-Use Parcels consisting of two tracts totaling approximately 60.481 acres generally depicted on Exhibit A and described in Appendix C-2 to this Service and Assessment Plan will be developed as a mix of residential, multi-family, retail, office and other uses in accordance with the development standards attached as Exhibit D to the Development Agreement. The costs of the Authorized Improvements allocated to the Mixed-Use Parcels will be paid by the

Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement from the City and no Assessment will be levied on the Mixed-Use Parcels.

B. PROPERTY INCLUDED IN THE MAJOR IMPROVEMENT AREA

The Major Improvement Area consists of approximately 461.376 acres and is projected to consist of approximately 1,284 residential units. A map of the property within the Major Improvement Area is shown in Appendix A and more fully described in Appendix C.

The property within the Major Improvement Area was originally proposed to be developed as shown in Table II-B.1.

Table II-B.1
Proposed Development – Major Improvement Area - Original

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	245	Units
Single-family - 60 Ft	390	Units
Single-family - 50 Ft	470	Units
Single-family - 40 Ft	31	Units
Total	1,284	Units

The property within the Major Improvement Area is now proposed to be developed as shown in Table II-B.2.

Table II-B.2
Proposed Development – Major Improvement Area - Revised

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	250	Units
Single-family - 60 Ft	384	Units
Single-family - 50 Ft	472	Units
Single-family - 40 Ft	31	Units
Total	1,285	Units

C. PROPERTY INCLUDED IN PHASE #1

Phase #1 consists of approximately 34.979 acres. The final plat for Phase #1 is recorded in the real property records of Collin County, Texas as Document No. 20230100002223 with an Amending Plat recorded in the property records of Colling County, Texas as Document No. 2023010000387 and consists of 152 residential lots on approximately 26.439 developed acres (which excludes approximately 8.540 acres of right-of-way). A map of the property within Phase #1 and depicting the boundaries of each proposed Phase is shown in Appendix A. The property within Phase #1 is more fully described in Appendix C-2.

The property within Phase #1 is proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development - Phase #1

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	0	Units
Single-family - 74 Ft	0	Units
Single-family - 60 Ft	62	Units
Single-family - 50 Ft	90	Units
Single-family - 40 Ft	0	Units
Total	152	Units

D. PROPERTY INCLUDED IN PHASE #2

Phase #2 consists of approximately 78.243 acres and is projected to consist of 268 single-family residential units. A map of the property within Phase #2 and depicting the boundaries of each proposed Phase is shown in Appendix A. The property within Phase #2 is more fully described in Appendix C-4.

The property within Phase #2 is proposed to be developed as shown in Table II-D.

Table II-D
Proposed Development - Phase #2

Proposed Development	Quantity	Measurement
Single-family - 74 Ft	24	Units
Single-family - 60 Ft	126	Units
Single-family - 50 Ft	87	Units
Single-family - 40 Ft	31	Units
Total	268	Units

E. PROPERTY INCLUDED IN FUTURE PHASES

As Future Phases are developed, Bonds, including Phased PID Bonds, may be issued or assessments may be levied in connection with an obligation under the Reimbursement Agreement. In connection with the levy of additional assessments or the issuance of Bonds, this Service and Assessment Plan will be updated to add additional details of each new Phase(s) as shown for Phase #2 in Section II.D. 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 G, Appendix H, Appendix I, and Appendix J.

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, Section III.C, Section III.D, and Section III.E, below and shown in the opinion of probable costs shown in Appendix B and on the diagrams included as Appendix D 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. Tables included in this Section may be rounded to the nearest whole dollar.

B. DESCRIPTIONS AND COSTS OF INITIAL MAJOR IMPROVEMENTS

The Initial Major Improvements were constructed concurrently with the development of Phase #1, and that benefit all of the Assessed Property within the PID. The Initial Major Improvements are complete and were accepted by the City on June 8, 2023. The Budgeted 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. Each of Phase #1, Phase #2, the Major Improvement Area, and the Mixed-Use Parcels will be proportionally allocated the Budgeted Costs of the Initial Major Improvements, as shown in Table III-A. The Developer will pay the pro-rata portion of the Budgeted Costs of the Initial Major Improvements allocated to the Mixed-Use Parcels without reimbursement.

The Initial Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Initial Major Improvements are shown in Table III-A 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 Initial Major Improvements follows:

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.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Initial Major Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, contingency and expenses incurred in the establishment, administration and operation of the PID.

Table III-A
Budgeted Costs – Initial Major Improvements

Authorized Improvements	Total Initial Major Improvement Costs	Initial Major Improvements Allocated to the Mixed-Use Parcels¹	Initial Major Improvements Cost Allocated to Assessed Property	Initial Major Improvements Allocated to Phase #1²	Initial Major Improvements Allocated to Phase #2²	Initial Major Improvements Allocated to MIA²
Roadway improvements	\$506,000	\$7,135	\$498,865	\$46,604	\$87,438	\$364,823
Water improvements	\$131,000	\$0	\$131,000	\$12,238	\$22,961	\$95,801
Sanitary sewer improvements	\$395,000	\$0	\$395,000	\$36,901	\$69,233	\$288,866
Soft and miscellaneous costs	\$447,566	\$0	\$447,566	\$41,812	\$78,447	\$327,308
Total	\$1,479,566	\$7,135	\$1,472,431	\$137,554	\$258,079	\$1,076,798

Note: Costs provided by Dowdey, Anderson & Associates, Inc. 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 Initial Major Improvement amount does not change.

1 – Allocation of the Initial Major Improvements to the Mixed-Use Parcels is based on an engineer's allocation as described in Section V.C and shown in Table V-A.1 and Table V-A.2. The engineer's allocation is further described in Appendix B. The costs of the Initial Major Improvements allocated to the Mixed-Use Parcels will be paid by the Developer without reimbursement.

2 - Allocation of Initial Major Improvements to Phase #1, Phase #2, and the Major Improvement Area is based on the methodologies described in Section V.C and shown in Table V-C.

C. DESCRIPTIONS AND COSTS OF ADDITIONAL MAJOR IMPROVEMENTS

Construction of the Additional Major Improvements that benefit all of the Assessed Property within the PID is currently planned to occur as Future Phases are developed; and such construction commenced in the 2nd quarter of 2023 and is expected to be completed in 2029. Although subject to change, current plans anticipate that the Additional Major Improvements will be constructed in Phases as shown in Appendix B and depicted in Appendix D. 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. Each of Phase #1, Phase #2, the Major Improvement Area, and the Mixed-Use Parcels will be proportionally allocated the Budgeted Costs of the Additional Major Improvements, as shown in Table III-B. The Developer will pay the pro-rata portion of the Budgeted Costs of the Additional Major Improvements allocated to the Mixed-Use Parcels 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 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 Additional Major Improvements follows:

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, streetlights 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.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Additional Major Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, contingency and expenses incurred in the establishment, administration and operation of the PID.

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Table III-B
Budgeted Costs – Additional Major Improvements

Authorized Improvements	Original Total Additional Major Improvement Costs	Budget Revisions	Revised Total Additional Major Improvement Costs	Additional Major Improvements Allocated to the Mixed-Use Parcels ¹	Initial Major Improvements Cost Allocated to Assessed Property	Initial Major Improvements Cost Allocated to Assessed Property ²	Initial Major Improvements Cost Allocated to Assessed Property ²	Additional Major Improvements Allocated to MIA ²
Road improvements	\$6,555,000	\$2,430,364	\$8,985,364	\$126,694	\$8,858,670	\$827,576	\$1,552,695	\$6,478,399
Water improvements	\$2,045,000	\$652,431	\$2,697,431	\$0	\$2,697,431	\$251,994	\$472,790	\$1,972,648
Sanitary sewer improvements	\$1,425,000	\$150,555	\$1,575,555	\$0	\$1,575,555	\$147,188	\$276,154	\$1,152,213
Storm drainage improvements	\$8,614,300	(\$1,263,656)	\$7,350,644	\$0	\$7,350,644	\$686,697	\$1,288,377	\$5,375,570
Soft and miscellaneous costs	\$6,540,236	(\$3,425,796)	\$3,114,440	\$0	\$3,114,440	\$290,951	\$545,881	\$2,277,609
Total	\$25,179,536	(\$1,456,102)	\$23,723,434	\$126,694	\$23,596,741	\$2,204,406	\$4,135,897	\$17,256,437

Note: Costs provided by Dowdey, Anderson & Associates, Inc. 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 Additional Major Improvements amount does not change.

1 – Allocation of the Additional Major Improvements to the Mixed-Use Parcels is based on an engineer's allocation as described in Section V.C and shown in Table V-B. The engineer's allocation is further described in Appendix B. The costs of the Initial Major Improvements allocated to the Mixed-Use Parcels will be paid by the Developer without reimbursement.

2 - Allocation of Additional Major Improvements to Phase #1, Phase #2, and the Major Improvement Area is based on the methodologies described in Section V.C and shown in Table V-C.

D. DESCRIPTIONS AND COSTS OF PHASE #1 IMPROVEMENTS

The construction of the Phase #1 Improvements that benefit the Phase #1 Assessed Property commenced in May 2022 and the Phase #1 Improvements were completed and accepted by the City on June 8, 2023. 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 Budgeted Costs of the Initial Major Improvements, the proportionate share of the Budgeted Costs of the Additional Major Improvements, and the Budgeted Costs of the Phase #1 Improvements. The Budgeted Costs of the Phase #1 Projects are shown in Table III-C 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 Initial Major Improvements and the Additional Major Improvements that are a portion of the Phase #1 Projects can be found in Section III.B and Section III.C, respectively.

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 curb, sidewalks, retaining walls, signage and traffic control devices. 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 include 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.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Phase #1 Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, and contingency.

Table III-C
Budgeted Costs – Phase #1 Projects

Authorized Improvements	Phase #1 Improvements¹	Proportional Share of Initial Major Improvements^{1,2}	Proportional Share of Additional Major Improvements²	Total Phase #1 Projects
Road improvements	\$1,561,000	\$46,604	\$827,576	\$2,435,180
Water improvements	\$658,000	\$12,238	\$251,994	\$922,232
Sanitary sewer improvements	\$593,000	\$36,901	\$147,188	\$777,089
Storm drainage improvements	\$741,000	\$0	\$686,697	\$1,427,697
Soft and miscellaneous costs	\$1,220,093	\$41,812	\$290,951	\$1,552,855
Total	\$4,773,093	\$137,554	\$2,204,406	\$7,115,053

Note: Costs provided by Dowdey, Anderson & Associates, Inc. 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 Phase #1 Projects amount does not change.

¹The Phase #1 Improvements and the proportional share of the Initial Major Improvements are referred to collectively as the Phase #1 Initial Projects.

²See Table III-A and Table III-B. The Initial Major Improvements allocated to Phase #1 are reimbursable as a portion of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects). The Additional Major Improvements allocated to Phase #1 are reimbursable as the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

E. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The construction of the Phase #2 Improvements that benefit the Phase #1 Assessed Property commenced in the first quarter of 2024 and is anticipated to be completed by the end of the second quarter of 2025. The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Phase #2 Projects include Phase #2's proportionate share of the Budgeted Costs of the Initial Major Improvements, the proportionate share of the Budgeted Costs of the Additional Major Improvements, and the Budgeted Costs of the Phase #2 Improvements. The Budgeted Costs of the Phase #2 Projects are shown in Table III-D 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 #2 Improvements are as follows, and a description of the Initial Major Improvements and the Additional Major Improvements that are a portion of the Phase #2 Projects can be found in Section III.B and Section III.C, respectively.

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, removal of existing curb, sidewalks, retaining walls, signage and traffic control devices. The Phase #2 roadway improvements include an allocable share of perimeter road improvements. 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 gate valves and boxes, fire hydrants, and tapping sleeves. The Phase #2 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements

The sanitary sewer collection system portion of the Phase #2 Improvements includes PVC pipes, manholes, service lines, 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 and R.C.P.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.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Phase #2 Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, and contingency.

Table III-D
Budgeted Costs – Phase #2 Projects

Authorized Improvements	Phase #2 Improvements¹	Proportional Share of Initial Major Improvements^{1,2}	Proportional Share of Additional Major Improvements²	Total Phase #2 Projects
Road improvements	\$5,409,683	\$87,438	\$1,552,695	\$7,049,817
Water improvements	\$1,963,890	\$22,961	\$472,790	\$2,459,640
Sanitary sewer improvements	\$1,385,720	\$69,233	\$276,154	\$1,731,107
Storm drainage improvements	\$2,454,513	\$0	\$1,288,377	\$3,742,890
Soft and miscellaneous costs	\$1,810,582	\$78,447	\$545,881	\$2,434,909
Total	\$13,024,387	\$258,079	\$4,135,897	\$17,418,364

Note: Costs provided by Dowdey, Anderson & Associates, Inc. The figures shown in Table III-D may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Phase #2 Projects amount does not change.

¹The Phase #2 Improvements and the proportional share of the Initial Major Improvements are referred to collectively as the Phase #2 Initial Projects.

²See Table III-A and Table III-B. The Initial Major Improvements allocated to Phase #2 are reimbursable as a portion of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects). The Additional Major Improvements allocated to Phase #2 are reimbursable as a portion of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

F. FUTURE PHASES AND FUTURE MAJOR IMPROVEMENTS

As Future Phases are developed, additional Bonds may be issued and/or obligations may be incurred under the Reimbursement Agreement to finance Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Assessed Property within the PID and that will be constructed with the development of Phases #5 and #6 (e.g. a Table III-E will be added to show the costs for the specific Authorized Improvements financed within the specific Phase being developed or the tables above will be updated to reflect the allocation of the costs of the Future Major Improvements, as applicable.) for each Future Phase. As Bonds are issued and/or obligations are incurred under the Reimbursement Agreement for each Future Phase, this Service and Assessment Plan will be updated to identify the specific Authorized Improvements financed by such Bonds or the Reimbursement Agreement that benefit each Future Phase.

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IV. SERVICE PLAN

A. PROJECTED 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. Construction of the Phase #1 Improvements and the Initial Major Improvements commenced in May 2022, and were accepted by the City on June 8, 2023. Construction of the Additional Major Improvements commenced in 2nd quarter of 2023 and is expected to be completed in 2029. Construction of the Phase #2 Improvements commenced in the first quarter of 2024 and is expected to be complete in the 2nd quarter of 2025.

The original Budgeted Costs for the Phase #1 Initial Projects (consisting of Phase #1 Improvements and Phase #1's pro rata portion of Initial Major Improvements) and Phase #1 Additional Major Improvements (consisting of Phase #1's pro rata portion of Additional Major Improvements), and payment of its allocated portion of the expenses incurred in the establishment, administration and operation of the PID was \$7,302,002 as shown in Table IV-A.1. The revised Budget Costs for the Phase #1 Initial Projects and Phase #1 Additional Major Improvements is \$7,160,053.

The Budgeted Costs for the Phase #2 Initial Projects (consisting of Phase #2 Improvements and Phase #2's pro rata portion of Initial Major Improvements), and Phase #2 Additional Major Improvements (consisting of Phase #2's pro rata portion of Additional Major Improvements), and payment of its allocated portion of the expenses incurred in the establishment, administration and operation of the PID is \$17,468,364 as shown in Table IV-B. 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 Rolls. Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The total original Budgeted Costs for the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels was \$99,560 as shown in Section V.C. The revised Budgeted Costs for the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels is \$126,694. This amount will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement, and the Mixed-Use Parcels will not be assessed. The property within Phase #1 and the Major Improvement Area is not assessed for any portion of costs allocated to the Mixed-Use Parcels based on the benefit to the Mixed-Use Parcels from the Initial Major Improvements and Additional Major Improvements.

As Future Phases are developed and/or the Future Major Improvements are constructed, this Service and Assessment Plan will be amended to provide updated information on the Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the

property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID (e.g. a table will be added for Phase #3, etc.).

Phase #1

Table IV-A.1 shows the original projected sources and uses of: (i) the Phase #1 Initial Projects (consisting of the Phase #1 Improvements and Phase #1's pro-rata share of the costs of the Initial Major Improvements), and (ii) the Phase #1 Additional Major Improvements (consisting of Phase #1's pro-rata share of the costs of the Additional Major Improvements), as well as other costs related to the levy of assessments against property within Phase #1. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-A.1
Projected Sources and Uses – Phase #1 - Original

Sources of Funds	Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)	Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)	Total
Assessment amount	\$4,945,798	\$1,760,000	\$6,705,798
Other funding sources	\$0	\$596,204	\$596,204
Total Sources	\$4,945,798	\$2,356,204	\$7,302,002
Uses of Funds			
<u>Initial Major Improvements¹:</u>			
Roadway improvements	\$46,655	\$0	\$46,655
Water improvements	\$12,251	\$0	\$12,251
Sanitary sewer improvements	\$36,941	\$0	\$36,941
Soft and miscellaneous costs	\$41,857	\$0	\$41,857
<i>Subtotal</i>	<i>\$137,705</i>	<i>\$0</i>	<i>\$137,705</i>
<u>Additional Major Improvements¹:</u>			
Roadway improvements	\$0	\$604,395	\$604,395
Water improvements	\$0	\$191,253	\$191,253
Sanitary sewer improvements	\$0	\$133,269	\$133,269
Storm drainage improvements	\$0	\$805,629	\$805,629
Soft and miscellaneous costs	\$0	\$611,658	\$611,658
<i>Subtotal</i>	<i>\$0</i>	<i>\$2,346,204</i>	<i>\$2,346,204</i>
<u>Phase #1 Improvements¹:</u>			
Roadway improvements	\$1,561,000	\$0	\$1,561,000
Water improvements	\$658,000	\$0	\$658,000
Sanitary sewer improvements	\$593,000	\$0	\$593,000
Storm drainage improvements	\$741,000	\$0	\$741,000
Soft and miscellaneous costs	\$1,220,093	\$0	\$1,220,093
<i>Subtotal</i>	<i>\$4,773,093</i>	<i>\$0</i>	<i>\$4,773,093</i>
<u>Other Assessment Levy Costs:</u>			
First year Administrative Expenses	\$35,000	\$10,000	\$45,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$10,000</i>	<i>\$45,000</i>
Total Uses	\$4,945,798	\$2,356,204	\$7,302,002

¹See Table III-C for details.

Table IV-A.2 shows the revised projected sources and uses of: (i) the Phase #1 Initial Projects (consisting of the Phase #1 Improvements and Phase #1's pro-rata share of the costs of the Initial Major Improvements), and (ii) the Phase #1 Additional Major Improvements (consisting of Phase #1's pro-rata share of the costs of the Additional Major Improvements), as well as other costs related to the levy of assessments against property within Phase #1. Tables included in this Section may be rounded to the nearest whole dollar.

Table IV-A.2
Projected Sources and Uses – Phase #1 - Revised

Sources of Funds	Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)	Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)	Total
Assessment amount	\$4,945,647	\$1,760,000	\$6,705,647
Other funding sources	\$0	\$454,406	\$454,406
Total Sources	\$4,945,647	\$2,214,406	\$7,160,053
Uses of Funds			
<u>Initial Major Improvements¹:</u>			
Roadway improvements	\$46,604	\$0	\$46,604
Water improvements	\$12,238	\$0	\$12,238
Sanitary sewer improvements	\$36,901	\$0	\$36,901
Soft and miscellaneous costs	\$41,812	\$0	\$41,812
<i>Subtotal</i>	<i>\$137,554</i>	<i>\$0</i>	<i>\$137,554</i>
<u>Additional Major Improvements¹:</u>			
Roadway improvements	\$0	\$827,576	\$827,576
Water improvements	\$0	\$251,994	\$251,994
Sanitary sewer improvements	\$0	\$147,188	\$147,188
Storm drainage improvements	\$0	\$686,697	\$686,697
Soft and miscellaneous costs	\$0	\$290,951	\$290,951
<i>Subtotal</i>	<i>\$0</i>	<i>\$2,204,406</i>	<i>\$2,204,406</i>
<u>Phase #1 Improvements¹:</u>			
Roadway improvements	\$1,561,000	\$0	\$1,561,000
Water improvements	\$658,000	\$0	\$658,000
Sanitary sewer improvements	\$593,000	\$0	\$593,000
Storm drainage improvements	\$741,000	\$0	\$741,000
Soft and miscellaneous costs	\$1,220,093	\$0	\$1,220,093
<i>Subtotal</i>	<i>\$4,773,093</i>	<i>\$0</i>	<i>\$4,773,093</i>
<u>Other Assessment Levy Costs:</u>			
First year Administrative Expenses	\$35,000	\$10,000	\$45,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$10,000</i>	<i>\$45,000</i>
Total Uses	\$4,945,647	\$2,214,406	\$7,160,053

¹See Table III-C for details.

The Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) are obligations of the City under the Reimbursement Agreement payable solely from applicable Phase #1 Assessment Revenues in accordance with the Reimbursement Agreement, the PID Statute and this Service and Assessment Plan.

Phase #2

Table IV-B shows the projected sources and uses of: (i) the Phase #2 Initial Projects (consisting of the Phase #2 Improvements and Phase #2's pro-rata share of the costs of the Initial Major Improvements), and (ii) the Phase #2 Additional Major Improvements (consisting of Phase #2's pro-rata share of the costs of the Additional Major Improvements), as well as other costs related to the levy of assessments against property within Phase #2. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-B
Projected Sources and Uses – Phase #2

Sources of Funds	Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects)	Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements)	Total
Assessment amount	\$13,317,466	\$2,548,247	\$15,865,713
Other funding sources	\$0	\$1,602,650	\$1,602,650
Total Sources	\$13,317,466	\$4,150,897	\$17,468,364
Uses of Funds			
<u>Initial Major Improvements¹:</u>			
Roadway improvements	\$87,438	\$0	\$87,438
Water improvements	\$22,961	\$0	\$22,961
Sanitary sewer improvements	\$69,233	\$0	\$69,233
Soft and miscellaneous costs	\$78,447	\$0	\$78,447
<i>Subtotal</i>	<i>\$258,079</i>	<i>\$0</i>	<i>\$258,079</i>
<u>Additional Major Improvements¹:</u>			
Roadway improvements	\$0	\$1,552,695	\$1,552,695
Water improvements	\$0	\$472,790	\$472,790
Sanitary sewer improvements	\$0	\$276,154	\$276,154
Storm drainage improvements	\$0	\$1,288,377	\$1,288,377
Soft and miscellaneous costs	\$0	\$545,881	\$545,881
<i>Subtotal</i>	<i>\$0</i>	<i>\$4,135,897</i>	<i>\$4,135,897</i>
<u>Phase #2 Improvements¹:</u>			
Roadway improvements	\$5,409,683	\$0	\$5,409,683
Water improvements	\$1,963,890	\$0	\$1,963,890
Sanitary sewer improvements	\$1,385,720	\$0	\$1,385,720
Storm drainage improvements	\$2,454,513	\$0	\$2,454,513
Soft and miscellaneous costs	\$1,810,582	\$0	\$1,810,582
<i>Subtotal</i>	<i>\$13,024,387</i>	<i>\$0</i>	<i>\$13,024,387</i>
<u>Other Assessment Levy Costs:</u>			
First year Administrative Expenses ²	\$35,000	\$15,000	\$50,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$15,000</i>	<i>\$50,000</i>
Total Uses	\$13,317,466	\$4,150,897	\$17,468,364

¹See Table III-D for details.

²To be funded by the Developer.

The Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) and the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) are obligations of the City under the Reimbursement Agreement payable solely from applicable Phase #2 Assessment Revenues in accordance with the Reimbursement Agreement, the PID Statute and this Service and Assessment Plan.

B. PROJECTED FIVE YEAR SERVICE PLAN

Phase #1

The annual projected costs and annual projected indebtedness for Phase #1 is shown by Table IV-C. 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.

Table IV-C
Annual Projected Costs and Annual Projected Indebtedness – Phase #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #1 Annual Installments
1-3	\$5,388,529	\$0	\$0	\$2,050,235
4	\$442,881	\$6,705,647	\$0	\$684,881
5	\$442,881	\$0	\$90,881	\$685,646
6	\$442,881	\$0	\$90,881	\$616,432
7	\$442,881	\$0	\$90,881	\$615,556
8	\$0	\$0	\$90,881	\$614,673
9	\$0	\$0	\$90,881	\$613,781
10	\$0	\$0	\$0	\$612,878
Total	\$7,160,053	\$6,705,647	\$454,406	\$6,494,081

¹Annual projected indebtedness represents the total assessment levied on the property.

²Annual projected costs represent 75% of the Budgeted Costs of the Phase #1 Initial Projects in year 1, 25% of the Budgeted Costs of the Phase #1 Initial Projects in year 2, and 20% of the Budgeted Costs of the Phase #1 Additional Major Improvements in each of years 3 through 7.

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Phase #1 Projects shown in Table III-C and the costs associated with setting up the PID shown in Table IV-A.1. 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 by Table IV-D. 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-D
Annual Projected Costs and Annual Projected Indebtedness – Phase #2

Year	Annual Projected Cost¹	Annual Projected Indebtedness²	Other Funding Sources	Projected Phase #2 Annual Installments
1	\$13,317,466	\$15,865,713	\$0	\$1,160,961
2	\$1,037,724	\$0	\$0	\$1,161,108
3	\$1,037,724	\$0	\$0	\$1,160,610
4	\$1,037,724	\$0	\$564,926	\$1,160,468
5	\$1,037,724	\$0	\$1,037,724	\$1,159,627
6	\$0	\$0	\$0	\$1,160,086
7	\$0	\$0	\$0	\$1,159,737
8	\$0	\$0	\$0	\$1,159,578
Total	\$17,468,364	\$15,865,713	\$1,602,650	\$9,282,174

¹Annual projected costs represent 100% of the Budgeted Costs of the Phase #2 Initial Projects in year 1, and 20% of the Budgeted Costs of the Phase #2 Additional Major Improvements in years 2 through 5.

²Annual projected indebtedness represents the total assessment levied on the property.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Phase #2 Projects shown in Table III-D and the costs associated with setting up the PID shown in Table IV-B. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Future Phases

As Future Phases are developed Table IV-E will be added to identify the Authorized Improvements to be financed by each new series of Bonds and/or under the Reimbursement Agreement and the projected indebtedness resulting from each additional series of Bonds and/or obligations under the Reimbursement Agreement.

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”). The PID Assessment Notice is attached hereto as Appendix E 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 financing of Authorized Improvements for the benefit of Assessed Property within the PID anticipates 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. In addition to the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements), the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) and the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements), subsequent obligations under the Reimbursement Agreement and/or bond financings may be incurred or issued in the future as the subsequent Future Phases are gradually constructed.

The purpose of levying Assessments for the purpose of securing PID Bonds and/or obligations under the Reimbursement Agreement in phases is to mirror the actual private development of the Authorized Improvements. PID Bonds, if and when 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 Major Improvement Area Projects, Phase #1 Projects, and Phase #2 Projects shall be allocated as described below:

1. The costs of the Phase #1 Projects that only benefit Phase #1 shall be allocated to Phase #1 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 Initial Major Improvements and Additional Major Improvements are first proportionally allocated to the Mixed-Use Parcels based on an engineer's allocation as allocation as described in Section V.C and shown in Table V-A, Table V-B, and Table V-C and further described in Appendix B. The Actual Costs of the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement and will not be levied against the Mixed-Use Parcels. The remaining costs of the Initial Major Improvements and Additional Major Improvements will be allocated to the Phase #1 Assessed Property, Phase #2 Assessed Property, and the Major Improvement Area based on estimated Equivalent Units calculated using the average home price for the Phase #1 Assessed Property, Phase #2 Assessed Property, and the Major Improvement Area. Assessments relating to the pro-rata share of the Initial Major Improvements and Additional Major Improvements allocated to Future Phases are anticipated to be levied with the development of such Future Phase.
3. The costs of the Phase #2 Projects that only benefit Phase #2 shall be allocated to Phase #2 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.

Table V-A, Table V-B, and Table-V-C provides the estimated allocation of costs of the Authorized Improvements constituting Initial Major Improvements and the estimated allocation of costs of the Authorized Improvements constituting Additional Major Improvements.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within the Future Phases will receive from the Authorized Improvements that will benefit each individual Future Phase or from Future Major Improvements, if any, and that are to be financed with Bonds and/or future obligations under the Reimbursement Agreement. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Initial Major Improvements, the Additional Major Improvements, the Phase #1 Improvements, and Phase #2 Improvements, as applicable.

In connection with the issuance of future Bonds and/or future obligations under the Reimbursement Agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within the Future Phases receives from the specific Authorized Improvements funded with the issuance such Bonds and/or future obligations under the Reimbursement Agreements. 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 Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, and Phase #2 Improvements, as applicable, (ii) provides the basis and justification for the determination that the portion of this special benefit allocated to Phase #1 and Phase #2 exceeds the amount of the Assessments levied on the Phase #1 Assessed Property and Phase #2 Assessed Property, respectively, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Initial Major Improvements, the Additional Major Improvements, Phase #1 Improvements, and Phase #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 or Future Major Improvements are constructed, in connection with the issuance of Bonds and/or future obligations under the Reimbursement Agreement, this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phases.

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.2 and Table IV-B 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 Assessments will repay financing that is on advantageous terms, as the Bonds which may be 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 INITIAL MAJOR IMPROVEMENT COSTS AND ADDITIONAL MAJOR IMPROVEMENT COSTS TO MIXED-USE PARCELS AND ASSESSED PROPERTY

The Initial Major Improvements and Additional Major Improvements will provide a special benefit to all property in the PID except for the Non-Benefitted Property. Accordingly, the Actual Costs of the Initial Major Improvements and Additional Major Improvements must be allocated to all benefitted property within the PID. As described in Appendix B, the Mixed-Use Parcels receive approximately 1.41 percent of the special benefit from the roadway improvements included as part of the Initial Major Improvements and the Additional Major Improvements. As a result, the roadway improvements portion of Initial Major Improvements and Additional Major Improvements are first proportionally allocated to the Mixed-Use Parcels based on an engineer's allocation described in Appendix B. As shown in Table V-A, Table V-B, and Table V-C herein, the proportional share of the roadway improvements portion of the Initial Major Improvements allocated to the Mixed-Use Parcels is \$7,135 and the proportional share of the roadway improvements portion of the Additional Major Improvements allocated to the Mixed-Use Parcels is \$126,694. According to the project engineer, Dowdey, Anderson & Associates, Inc., the water improvements, sanitary sewer improvements, storm drainage improvements, and other soft and miscellaneous costs portion of the Initial Major Improvements and Additional Major Improvements, as applicable, do not provide a special benefit to the Mixed-Use Parcels and are, therefore, not allocable to the Mixed-Use Parcels. As shown in Appendix B, the total proportional share of the Budgeted Costs of the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcel is \$133,828 (i.e. $\$7,135 + \$126,694 = \$133,828$). The Actual Costs of the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer without reimbursement in lieu of assessments being levied against this property for the benefit it receives and will not be levied against the Mixed-Use Parcels. The remaining costs of the Initial Major Improvements (\$1,472,431) and Additional Major Improvements (\$23,596,741) will be allocated to the Phase #1 Assessed Property, Phase #2 Assessed Property and the Major Improvement Area based on estimated Equivalent Units calculated using the average home price for the Phase #1 Assessed Property, Phase #2 Assessed Property, and the Major Improvement Area.

Table V-A summarizes the allocation of Budgeted Costs of the Initial Major Improvements allocable to the Mixed-use Parcels and Assessed Property. The Budgeted Costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

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Table V-A
Allocation of Initial Major Improvements to the Mixed-Use Parcel and Assessed Property

Authorized Improvement	Total Costs	Mixed-Use Parcels		Assessed Property	
		% Allocation ¹	Share of Costs ²	% Allocation	Share of Costs
Roadway improvements	\$506,000	1.41%	\$7,135	98.59%	\$498,865
Water improvements	\$131,000	0.00%	\$0	100.00%	\$131,000
Sanitary sewer improvements	\$395,000	0.00%	\$0	100.00%	\$395,000
Storm drainage improvements	\$447,566	0.00%	\$0	100.00%	\$447,566
Total	\$1,479,566		\$7,135		\$1,472,431

¹Based on the engineer's allocation described in Appendix B.

²The Actual Costs of the Initial Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer without reimbursement.

Table V-B.1 summarizes the allocation of original Budgeted Costs of the Additional Major allocable to the Mixed-Use Parcels and Assessed Property. The original Budgeted Costs shown in Table V-B.1 were estimates and were revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Table V-B
Allocation of Additional Major Improvements to the Mixed-Use Parcel and Assessed Property

Authorized Improvement	Total Costs	Mixed-Use Parcel		Assessed Property	
		% Allocation ¹	Share of Costs ²	% Allocation	Share of Costs
Roadway improvements	\$8,985,364	1.41%	\$126,694	98.59%	\$8,858,670
Water improvements	\$2,697,431	0.00%	\$0	100.00%	\$2,697,431
Sanitary sewer improvements	\$1,575,555	0.00%	\$0	100.00%	\$1,575,555
Storm drainage improvements	\$7,350,644	0.00%	\$0	100.00%	\$7,350,644
Other soft and miscellaneous costs	\$3,114,440	0.00%	\$0	100.00%	\$3,114,440
Total	\$23,723,434		\$126,694		\$23,596,741

¹Based on the engineer's allocation described in Appendix B.

²The Actual Costs of the Additional Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer without reimbursement.

Table V-C summarizes the allocation of Budgeted Costs of the remaining Initial Major Improvements and Additional Major Improvements, net of any allocation to the Mixed-Use Parcels, allocable to the Phase #1 Assessed Property and the Major Improvement Area. The Budgeted Costs shown in Table V-C 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 152 residential units. As shown in Appendix F, the total Equivalent Units for Phase #1 is calculated as 102.42. The Major Improvement Area is projected to contain 1,285 residential units resulting in a total of 993.92 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in the PID is, therefore, calculated to be 1,096.34 (i.e., 102.42 + 993.92 = 1,096.34). As a result, 9.34 percent of the Budgeted Costs of the net Initial Major Improvements and Additional Major Improvements (i.e. $102.42 \div 1,096.34 = 9.34\%$) are allocated to the Phase #1 Assessed Property and 90.66 percent of the Budgeted Costs off the net Initial Major

Improvements and Additional Major Improvements (i.e., $102.42 \div 1,096.34 = 90.66\%$) are allocated to the Future Phases. The Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) represents Phase #1's proportionate share of the Budgeted Costs of the Initial Major Improvements and the Phase #1 Improvements. The Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) represents Phase #1's proportionate share of the Budgeted Costs of the Additional Major Improvements.

Table V-C
Allocation of Initial Major Improvements and Additional Major Improvements to Phase #1 and Future Phases

Authorized Improvement	Initial Major Improvements allocated to Assessed Property¹	Additional Major Improvements allocated to Assessed Property²
Roadway improvements	\$498,865	\$8,858,670
Water improvements	\$131,000	\$2,697,431
Sanitary sewer improvements	\$395,000	\$1,575,555
Storm drainage improvements	\$447,566	\$7,350,644
Other soft and miscellaneous costs	\$0	\$3,114,440
Total Major Improvement Projects	\$1,472,431	\$23,596,741
Phase #1		
Projected Equivalent Units	102.42	102.42
% of total units	9.34%	9.34%
Proportionate Share of Costs	\$137,554	\$2,204,406
Future Phases (Major Improvement Area)		
Projected Equivalent Units	993.92	993.92
% of total units	90.66%	90.66%
Proportionate Share of Costs	\$1,334,877	\$21,392,335

¹See Table V-A for allocation of Initial Major Improvements to the Mixed-Use Parcel and Assessed Property.

²See Table V-B for allocation of Additional Major Improvements to the Mixed-Use Parcel and Assessed Property.

As shown in Table V-C above, 90.66% of the costs of the Initial Major Improvements and Additional Major Improvements have been allocated to the Future Phases, which is composed of Phase #2 and the Future Phases. Phase #2 is projected to contain 268 residential units. As shown in Appendix F, the total Equivalent Units for Phase #2 is calculated as 192.16. The Future Phases are projected to contain 1,017 residential units resulting in a total of 801.76 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in Phase #2 and the Future Phases is, therefore, calculated to be 993.92 (i.e., $192.16 + 801.76 = 993.92$). As a result, 19.33% of the portion of the Budgeted Costs of the Initial Major Improvements and Additional Major Improvements allocable to the Future Phases (i.e. $192.16 \div 993.92 = 19.33\%$) are allocated to Phase #2 and 80.67% of the portion of the Budgeted Costs of the Initial Major Improvements and Additional Major Improvements (i.e. $801.76 \div 993.92 = 80.67\%$) are allocated to the Future Phases.

Table V-D
Allocation of Proportional Initial Major Improvements and Additional Major Improvements Costs to Phase #2 and Future Phases

Authorized Improvement	Initial Major Improvements allocated to Assessed Property¹	Additional Major Improvements allocated to Assessed Property²
Roadway improvements	\$452,261	\$8,031,094
Water improvements	\$118,762	\$2,445,437
Sanitary sewer improvements	\$358,099	\$1,428,367
Storm drainage improvements	\$405,754	\$6,663,947
Other soft and miscellaneous costs	\$0	\$2,823,489
Total Major Improvement Area Projects	\$1,334,877	\$21,392,335
Phase #2		
Projected Equivalent Units	192.16	192.16
% of total units	19.33%	19.33%
Proportionate Share of Costs	\$258,079	\$4,135,897
Future Phases		
Projected Equivalent Units	801.76	801.76
% of total units	80.67%	80.67%
Proportionate Share of Costs	\$1,076,798	\$17,256,437

¹See Table V-A for allocation of Initial Major Improvements to the Mixed-Use Parcel and Assessed Property.

²See Table V-B for allocation of Additional Major Improvements to the Mixed-Use Parcel and Assessed Property.

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 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 under the Reimbursement Agreement and represented by the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) shall be allocated to the Phase #1 Assessed Property by spreading the entire respective Assessment across the Parcels of Phase #1 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the costs of the Phase #1 Initial Projects and the Phase #1 Additional Major Improvements, as set forth in Table III-C, the City Council has determined that: (i) the benefit to

Phase #1 Assessed Property from the Phase #1 Initial Projects is at least equal to the total of the Phase #1 Assessments – Phase #1 Initial Projects; and (ii) the benefit to the Phase #1 Assessed Property from the Phase #1 Additional Major Improvements is at least equal to the total of the Phase #1 Assessments – Phase #1 Additional Major Improvements.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent 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 Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for 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 of Phase #1 Assessed Property related to the Phase #1 Initial Projects is shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects attached as Appendix G, and the Assessment and Annual Installments for each Parcel or Lot located within Phase #1 related to the Phase #1 Additional Major Improvements is shown on the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. 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 Initial Projects and the Phase #2 Additional Major Improvements to be financed under the Reimbursement Agreement and represented by the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) and the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) shall be allocated to the Phase #2 Assessed Property by spreading the entire respective Assessment across the Parcels of Phase #2 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the costs of the Phase #2 Initial Projects and the Phase #2 Additional Major Improvements, as set forth in Table III-D, the City Council has determined that: (i) the benefit to Phase #2 Assessed Property from the Phase #2 Initial Projects and Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) is at least equal to the total of the Phase #2 Assessments – Phase #2 Initial Projects; and (ii) the benefit to the Phase #2 Assessed Property from the Phase #2 Additional Major Improvements is at least equal to the total of the Phase #2 Assessments – Phase #2 Additional Major Improvements.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent 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 Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for 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 of Phase #2 Assessed Property related to the Phase #2 Initial Projects and the Phase #2 Additional Major Improvements are shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects and Phase #2 Assessment Roll – Phase #2 Additional Major Improvements attached as Appendix I and Appendix J, respectively, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Future Phases

When any given Future Phase is developed, 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 Phase #1 Assessments – Phase #1 Initial Projects and the Phase #1 Assessments - Phase #1 Additional Major Improvements have been levied on each Parcel or Lot of Phase #1 Assessed Property according to the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, attached as Appendix G and Appendix H, respectively. The Phase #2 Assessments – Phase #2 Initial Projects and the Phase #2 Assessments - Phase #2 Additional Major Improvements are being levied on each Parcel or Lot of Phase #2 Assessed Property according to the Phase #2 Assessment Roll – Phase #2 Initial Projects and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, attached as Appendix I and Appendix J, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix F 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.

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, if and when Bonds are issued, by no more than one half of one percent (0.50%) (the “Additional Interest”). The interest rate used to determine the Assessments securing any such Bonds 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”). If applicable, 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. No Additional Interest will be collected from Assessments that do not secure a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Annual Installments shall be collected from Phase #1 Assessed Property in an amount sufficient to (i) pay principal and interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) for the Phase #1 Initial Projects, (ii) pay principal and interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) for the Phase #1 Additional Major Improvements (iii) if and when Bonds are issued, to fund the Additional Interest Reserve(s) the Bonds as described in Section V, and (iv) to pay Administrative Expenses related to Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Annual Installments shall be collected from Phase #2 Assessed Property in an amount sufficient to (i) pay principal and interest on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) for the Phase #2 Initial Projects, (ii) pay principal and interest on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) for the Phase #2 Additional Major Improvements, (ii) if and when Bonds are issued, to fund the Additional Interest Reserve(s) the Bonds as described in Section V, and (iii) to pay Administrative Expenses related to Phase #2. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

C. 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 the 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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D. 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 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.

E. 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 of the Phase #1 Assessed Property or Phase #2 Assessed Property exceeds the applicable Phase #1 Maximum Assessment Per Unit or Phase #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 or Phase #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.

F. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or obligation created 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 related obligation under the Reimbursement Agreement, resulting in excess Bond proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, as the case may be, and such excess proceeds shall be applied to redeem Bonds and/or obligations under the Reimbursement Agreement may be reduced as provided in the Indenture or the terms of the Reimbursement Agreement, 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 pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. 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 and in accordance with the applicable Trust Indenture and/or Reimbursement Agreement.
2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under the Reimbursement Agreement, as the case may be, as provided in the Indenture or the terms of 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 the Bonds and/or repay obligations

under the Reimbursement Agreement, including interest on the Bonds (including Additional Interest) and/or interest due under the Reimbursement Agreement and Administrative Expenses. 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 Equivalent 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 pro rata to 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 reimbursement agreement.

G. 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 and/or Reimbursement Agreement, as applicable; 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

Phase #1

Each Assessment for the Phase #1 Assessed Property shall be paid with interest based on the actual interest rate paid on either (i) the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) or (ii) the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) as shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase

#1 Assessment Roll - Phase #1 Additional Major Improvements, respectively. Interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) shall be paid based on an interest rate of 9.03% per annum for years 1 through 5 and 6.03% per annum following the fifth Annual Installment. Interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) shall be paid based on an interest rate of 9.03% per annum for years 1 through 5 and 6.03% per annum following the fifth Annual Installment. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during 30 days prior to the levy of Assessments was 4.03%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, respectively.

Phase #2

Each Assessment for the Phase #2 Assessed Property shall be paid with interest based on the actual interest rate paid on either (i) the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) as shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects or (ii) the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) as shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, respectively. Interest on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) shall be paid based on an interest rate of 5.54% per annum for years 1 through 30. Interest on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) shall be paid based on an interest rate of 5.54% per annum for years 1 through 30. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during 30 days prior to the levy of Assessments was 4.54%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements, respectively.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and/or obligations 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 future Bonds and/or issue Bonds to refund obligations created 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.

H. 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 to a prepayment reserve. 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.

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.

Phase #1

The collection of the first Annual Installment from any Lot or Parcel for the Phase #1 Assessments - Phase #1 Initial Projects shall commence upon the earlier of: (i) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #1 Initial Projects and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Initial 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 Phase #1 Initial Projects on the Phase #1 Assessed Property. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

The collection of the first Annual Installment from any Lot or Parcel for the Phase #1 Assessments - Phase #1 Additional Major Improvements shall commence upon the earlier of: (i) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for the Phase #1 Additional Major Improvements and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Additional Major Improvements 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 Phase #1 Additional Major Improvements on the Phase #1 Assessed Property. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

Phase #2

The collection of the first Annual Installment from any Lot or Parcel for the Phase #2 Assessments – Phase #2 Initial Projects shall commence upon the earlier of: (i) September 1, 2025, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #2 Initial Projects and such that upon the issuance of such Bonds, all Assessments levied for the Phase #2 Initial 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 Phase #2 Initial Projects on the Phase #2 Assessed Property. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

The collection of the first Annual Installment from any Lot or Parcel for the Phase #2 Assessments – Phase #2 Additional Major Improvements shall commence upon the earlier of: (i) September 1, 2025, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #2 Additional Major Improvements and such that upon the issuance of such Bonds, all Assessments levied for the Phase #2 Additional Major Improvements 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 Phase #2 Additional Major Improvements on the Phase #2 Assessed Property. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

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VII. THE ASSESSMENT ROLL

A. PHASE #1 ASSESSMENT ROLL – PHASE #1 INITIAL PROJECTS AND PHASE #1 ASSESSMENT ROLL – ADDITIONAL MAJOR IMPROVEMENTS

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 Phase #1.

The Phase #1 Assessed Property has been assessed separately for the special benefits conferred upon the property resulting from (i) the Phase #1 Initial Projects being constructed at this time and (ii) the Phase #1 Additional Major Improvements. Table VII-A summarizes the \$7,302,002 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Projects, the Administrative Expenses related to Phase #1, and a portion of the costs of the PID formation. The Assessment being levied in connection with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) is \$4,945,798 and the Assessment being levied in connection with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) is \$1,760,000. The total of these two assessments being levied against the Phase #1 Assessed Property is \$6,705,798 which is less than or equal to the benefit received by the Phase #1 Assessed Property from the Phase #1 Projects. Accordingly, the total Assessment to be applied to all of the Phase #1 Assessed Property is \$6,705,798 plus, interest, Additional Interest if and when Bonds are issued, and 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 - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements are attached hereto as Appendix G and Appendix H, respectively. As Phases are developed, this SAP will be amended to identify the specific Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID; and, the SAP will be amended to update the summary of the special benefits received by the Major Improvement Area Projects to include any Future Major Improvements being undertaken.

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Table VII-A
Phase #1
Special Benefit Summary

Special Benefit	Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)	Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)	Total
Phase #1 Improvements ¹	\$4,773,093	\$0	\$4,773,093
Pro- rata share of Initial Major Improvements ¹	\$137,705	\$0	\$137,705
Pro- rata share of Additional Major Improvements ¹	\$0	\$2,204,406	\$2,204,406
<i>Total Phase #1 Projects</i>	<i>\$4,910,798</i>	<i>\$2,204,406</i>	<i>\$7,115,053</i>
Other Assessment Levy Costs			
First year Administrative Expenses	\$35,000	\$10,000	\$45,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$10,000</i>	<i>\$45,000</i>
Total Special Benefit	\$4,945,798	\$2,356,204	\$7,302,002
Special Benefit:			
Total Special Benefit	\$4,945,798	\$2,214,406	\$7,160,053
Assessment	\$4,945,798	\$1,760,000	\$6,705,798
Excess Benefit	\$0	\$454,406	\$454,406

¹See Table III-C for details.

B. PHASE #2 ASSESSMENT ROLL – PHASE #2 INITIAL PROJECTS AND PHASE #2 ASSESSMENT ROLL – PHASE #2 ADDITIONAL MAJOR IMPROVEMENTS

The City Council has evaluated each Parcel in Phase #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 Phase #2.

The Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property resulting from (i) the Phase #2 Initial Projects being constructed at this time and (ii) the Phase #2 Additional Major Improvements. Table VII-B summarizes the \$17,468,364 in special benefit received by the Phase #2 Assessed Property from the Phase #2 Projects, the Administrative Expenses related to Phase #2, and a portion of the costs of the PID formation. The Assessment being levied in connection with the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) is \$13,317,466 and the Assessment being levied in connection with the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) is \$2,548,247. The total of the two Assessments being levied against the Phase #2 Assessed Property is \$15,865,713, which is less than or equal to the benefit received by the Phase #2 Assessed Property from the Phase #2 Projects. Accordingly, the total Assessment to be applied to all of the Phase #2 Assessed Property is \$15,865,713 plus, interest, Additional Interest if and when Bonds are issued, and annual Administrative Expenses. The Assessment for each Phase #2 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Phase #2 Assessment Roll - Phase #2 Initial Projects and the Phase #2 Assessment Roll – Phase #2

Additional Major Improvements are attached hereto as Appendix I and Appendix J, respectively. As Phases are developed, this SAP will be amended to identify the specific Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID; and, the SAP will be amended to update the summary of the special benefits received by the Major Improvement Area Projects to include any Future Major Improvements being undertaken.

Table VII-B
Phase #2
Special Benefit Summary

Special Benefit	Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects)	Phase #2 Additional Major Improvements	Total
Phase #2 Improvements ¹	\$13,024,387	\$0	\$13,024,387
Pro- rata share of Initial Major Improvements ¹	\$258,079	\$0	\$258,079
Pro- rata share of Additional Major Improvements ¹	\$0	\$4,135,897	\$4,135,897
<i>Total Phase #2 Projects</i>	<i>\$13,282,466</i>	<i>\$4,135,897</i>	<i>\$17,418,364</i>
Other Assessment Levy Costs			
First year Administrative Expenses ²	\$35,000	\$15,000	\$50,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$15,000</i>	<i>\$50,000</i>
Total Special Benefit	\$13,317,466	\$4,150,897	\$17,468,364
Special Benefit:			
Total Special Benefit	\$13,317,466	\$4,150,897	\$17,468,364
Projected Assessment	\$13,317,466	\$2,548,247	\$15,865,713
Excess Benefit	\$0	\$1,602,650	\$1,602,650

¹See Table III-D for details.

²To be funded by the Developer.

C. FUTURE PHASES 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 Phases (e.g. an appendix will be added as the Assessment Roll for Phases).

D. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phase #1 Assessment Roll - Phase #1 Initial Projects, the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, the Phase #2 Assessment Roll – Phase #2 Initial Projects, and the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements 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.F 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 Rolls, 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 Rolls 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.

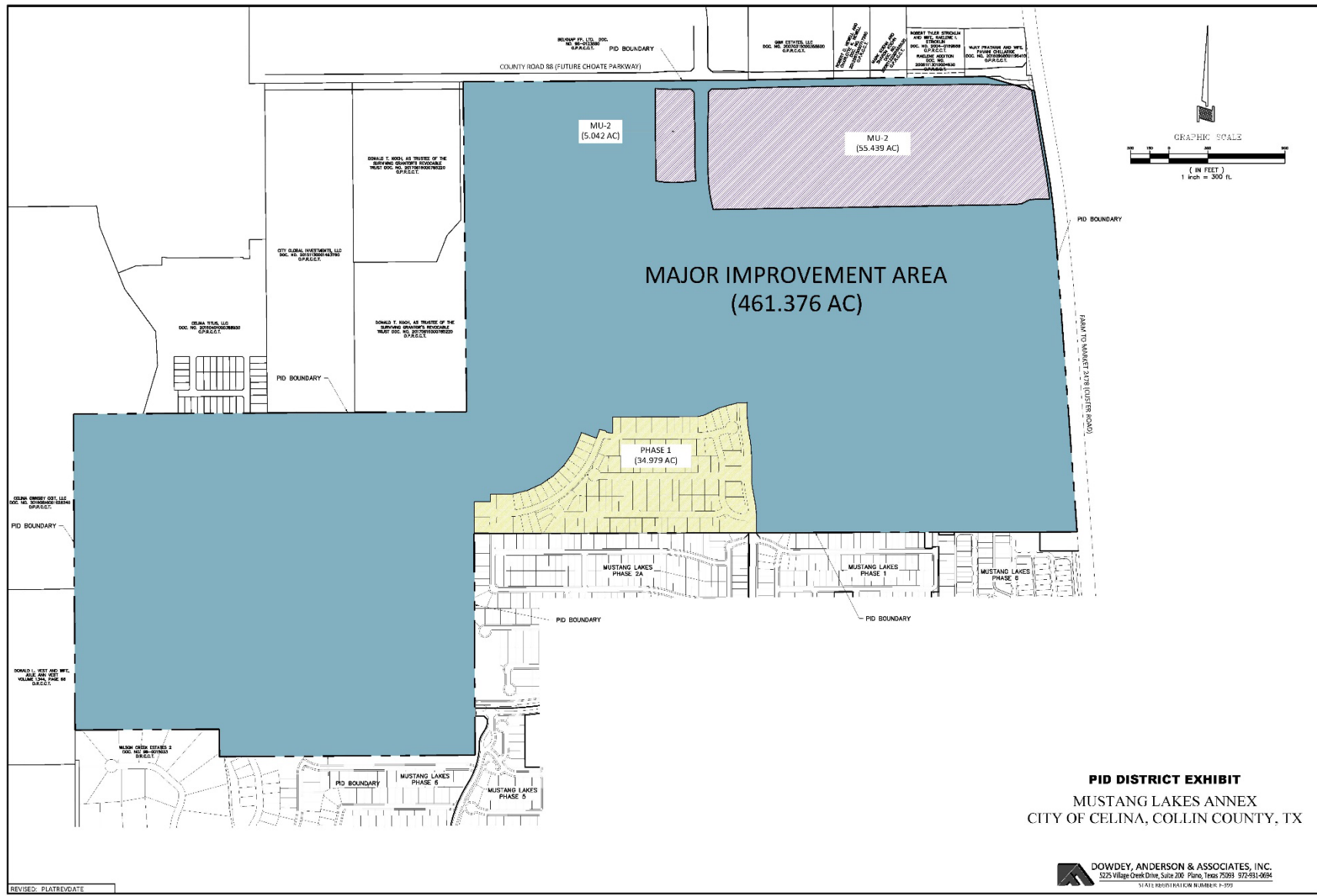
E. SEVERABILITY

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.

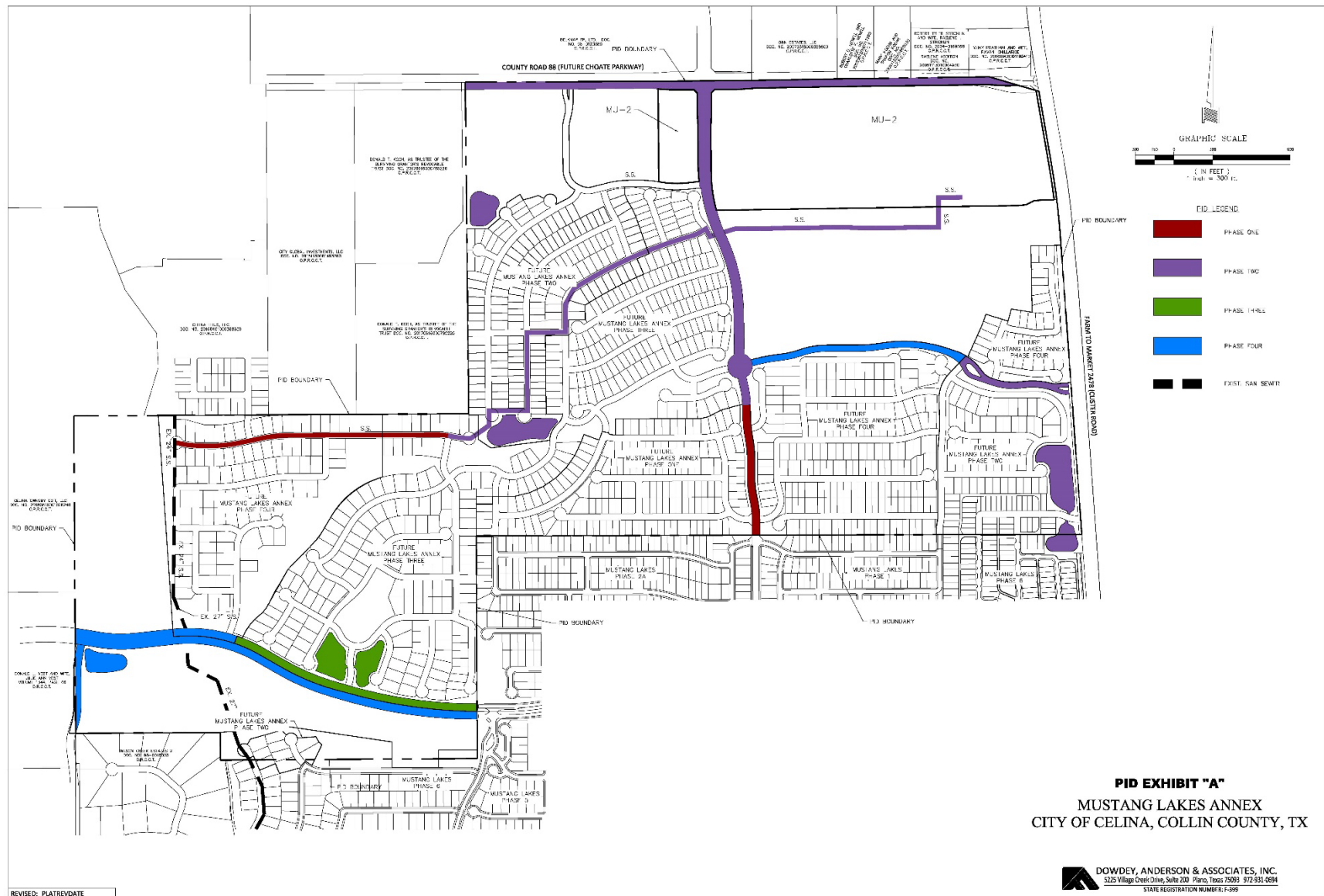
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP



DOWDEY, ANDERSON & ASSOCIATES, INC.



APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Mustang Lakes Annex ~ PID

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **1,436**

Total Acres: **472.2**

Prepared: **10/28/2022**



Opinion of Probable Major Infrastructure Costs Summary

CATEGORY	Phase One Major Improvements	Phase Two Major Improvements	Phase Three Major Improvements	Phase Four Major Improvements	TOTAL
ROADWAY IMPROVEMENTS	\$506,000	\$3,789,000	\$815,000	\$1,951,000	\$7,061,000
WATER IMPROVEMENTS	\$131,000	\$928,000	\$468,000	\$649,000	\$2,176,000
SEWER IMPROVEMENTS	\$395,000	\$1,383,000	\$0	\$42,000	\$1,820,000
STORM DRAIN IMPROVEMENTS	\$0	\$3,206,000	\$1,601,000	\$3,807,300	\$8,614,300
SOFT & MISCELLANEOUS COSTS	\$313,060	\$2,268,360	\$623,720	\$1,359,107	\$4,564,247
SUB-TOTALS	\$1,345,060	\$11,574,360	\$3,507,720	\$7,808,407	\$24,235,547
OVERALL CONTINGENCY 10%	\$134,506	\$1,157,436	\$350,772	\$780,841	\$2,423,555
CATEGORY TOTALS	\$1,479,566	\$12,731,796	\$3,858,492	\$8,589,248	\$26,659,102

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

4) 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.

Mustang Lakes Annex ~ PID, Phase One Direct Costs

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **152**

Total Acres: **35.0**

Prepared: **10/28/2022**

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$1,561,000	\$10,270	\$44,600
WATER IMPROVEMENTS	\$658,000	\$4,329	\$18,800
SEWER IMPROVEMENTS	\$593,000	\$3,901	\$16,943
STORM DRAIN IMPROVEMENTS	\$741,000	\$4,875	\$21,171
SOFT & MISCELLANEOUS COSTS	\$786,175	\$5,172	\$22,462
SUB-TOTALS	\$4,339,175	\$28,547	\$123,976
OVERALL CONTINGENCY 10%	\$433,918	\$2,855	\$12,398
CATEGORY TOTALS	\$4,773,093	\$31,402	\$136,374

EXCLUDES:

MANAGEMENT, ENVIRONMENTAL REPORTS, ROCK EXCAVATION, TREE MITIGATION OR RELOCATION, FRANCHISE RELOCATION, MOISTURE

- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) 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.

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Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Direct Costs

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **152**

Total Acres: **35.0**

Prepared: **10/28/2022**

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	3500	\$ 5,250
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	12000	\$ 18,000
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 150.00	LT.	152	\$ 22,800
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 23,250	\$ 1,919
MISCELLANEOUS ITEMS (2.5%)				\$ 2,031
TOTAL				\$ 50,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	7.1	\$ 14,378
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	30000	\$ 97,500
MISCELLANEOUS ITEMS (2.5%)				\$ 2,922
TOTAL				\$ 118,000

NOTE:

1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. WATERLINE DR-14	\$ 50.75	L.F.	5982	\$ 303,587
8" GATE VALVE & BOX	\$ 2,250.00	EA.	24	\$ 54,000
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	1	\$ 1,000
POST HYDRANT	\$ 2,800.00	EA.	2	\$ 5,600
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	13	\$ 94,705
1" SINGLE WATER SERVICE	\$ 916.00	EA.	152	\$ 139,232
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	5.0	\$ 29,400
TESTING & CHLORINATION	\$ 0.55	LF.	5982	\$ 3,291
TRENCH SAFETY	\$ -	LF.	5982	\$ -
MAINTENANCE BOND	1.7%	%	\$ 627,524	\$ 10,668
MISCELLANEOUS ITEMS (2.5%)				\$ 16,517
TOTAL				\$ 658,000

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.

SEWER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. PIPE	\$ 40.00	LF.	5687	\$ 227,480
10" P.V.C. PIPE SDR-35	\$ 56.00	LF.	507	\$ 28,392
10" P.V.C. PIPE SDR-26	\$ 80.00	LF.	272	\$ 21,760
4' DIAMETER MANHOLE	\$ 5,500.00	EA.	13	\$ 71,500
5' DIAMETER MANHOLE	\$ 9,350.00	EA.	6	\$ 56,100
4" SERVICE LINES	\$ 1,000.00	EA.	152	\$ 152,000
TESTING & T.V. INSPECTION	\$ 1.70	LF.	6466	\$ 10,993
TRENCH SAFETY	\$ 0.10	LF.	6466	\$ 647
MAINTENANCE BOND	1.7%	%	\$ 568,225.00	\$ 9,660
MISCELLANEOUS ITEMS (2.5%)				\$ 14,468
TOTAL				\$ 593,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Direct Costs

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **152**

Total Acres: **35.0**

Prepared: **10/28/2022**

STORM DRAIN IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
4' X 4' "Y" INLET	\$ 4,100.00	EA.	1	\$ 4,100
10' INLET	\$ 5,350.00	EA.	26	\$ 139,100
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	852	\$ 53,676
21" R.C.P.	\$ 68.50	LF.	726	\$ 49,731
27" R.C.P.	\$ 85.00	LF.	862	\$ 73,270
30" R.C.P.	\$ 97.00	LF.	1217	\$ 118,049
33" R.C.P.	\$ 112.50	LF.	178	\$ 20,025
36" R.C.P.	\$ 128.50	LF.	50	\$ 6,425
48" R.C.P.	\$ 198.00	LF.	627	\$ 124,146
PIPE HEADWALL	\$ 5,000.00	EA.	2	\$ 10,000
STORM SEWER MANHOLE	\$ 6,700.00	EA.	5	\$ 33,500
JUNCTION BOX	\$ 8,000.00	EA.	1	\$ 8,000
4' WIDE CONCRETE FLUME	\$ 25.00	LF.	0	\$ -
CONCRETE RIP-RAP	\$ 85.00	SY.	0	\$ -
GROUTED ROCK RIP-RAP	\$ 60.00	SY.	0	\$ -
ROCK-RIP-RAP	\$ 55.00	SY.	142	\$ 7,810
CONNECT TO EXISTING STORM LINE	\$ 500.00	EA.	1	\$ 500
GRADE TO DRAIN	\$ 20.00	LF.	500	\$ 10,000
WEIR OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
DETENTION POND (VARIES)	\$ 75,000.00	LS.	0	\$ -
R&R CONCRETE PAVEMENT	\$ 10.00	SF.	0	\$ -
TESTING & T.V. INSPECTION	\$ 2.50	LF.	4512	\$ 11,280
TRENCH SAFETY	\$ 0.10	LF.	4512	\$ 452
MAINTENANCE BOND	1.7%	%	\$ 709,612	\$ 12,064
MISCELLANEOUS ITEMS (2.5%)				\$ 18,872
TOTAL				\$ 741,000

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
6" REINF. CONCRETE STREET PAVEMENT	\$ 53.10	SY.	20631	\$ 1,095,507
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	22105	\$ 87,315
HYDRATED LIME	\$ 230.00	TN.	398	\$ 91,515
STREET HEADER	\$ 25.00	LF.	88	\$ 2,200
ROAD BARRICADE	\$ 38.00	LF.	88	\$ 3,344
5' SIDEWALK	\$ 37.50	LF.	132	\$ 4,950
BARRIER FREE RAMPS	\$ 2,800.00	EA.	18	\$ 50,400
STREET NAME BLADES	\$ 300.00	EA.	16	\$ 4,800
TRAFFIC SIGNS	\$ 400.00	EA.	12	\$ 4,800
MAINTENANCE BOND	1.0%	%	\$ 1,344,831	\$ 13,449
MISCELLANEOUS ITEMS (2.5%)				\$ 34,720
TOTAL				\$ 1,393,000

SOFT & MISCELLANEOUS COSTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 50,000.00	LS.	1	\$ 50,000
INSPECTION FEE	3.5%	%	\$ 3,553,000	\$ 124,355
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	8.0%	%	\$ 3,553,000	\$ 284,240
CONSTRUCTION MANAGEMENT	5.0%	%	\$ 3,553,000	\$ 177,650
LEGAL	\$ 75,000.00	LS.	1	\$ 75,000
PRINTS & COURIER SERVICE	\$ 3,500.00	LS.	1	\$ 3,730
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ 12,000.00	LS.	0.12724189	\$ 1,527
WETLANDS/MOTUS REPORT	\$ 10,000.00	LS.	0.12724189	\$ 1,273
GEOTECHNICAL REPORT 1	\$ 75.00	LT.	152	\$ 11,400
MATERIAL TESTING	\$ 375.00	LT.	152	\$ 57,000
TOTAL				786,175

Mustang Lakes Annex ~ PID, Phase One Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 35.0

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$506,000	0	\$14,457
WATER IMPROVEMENTS	\$131,000	0	\$3,743
SEWER IMPROVEMENTS	\$395,000	0	\$11,286
STORM DRAIN IMPROVEMENTS	\$0	0	\$0
SOFT & MISCELLANEOUS COSTS	\$313,060	0	\$8,945
SUB-TOTALS	\$1,345,060	\$0	\$38,431
OVERALL CONTINGENCY 10%	\$134,506	0	\$3,843
CATEGORY TOTALS	\$1,479,566	\$0	\$42,274

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

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Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 35

Revised: 0

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	1500	\$ 2,250
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	3000	\$ 4,500
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 4,000.00	LS.	1	\$ 4,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 6,750	\$ 557
MISCELLANEOUS ITEMS (2.5%)				\$ 693
TOTAL				\$ 12,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	1.5	\$ 3,038
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	3600	\$ 11,700
MISCELLANEOUS ITEMS (2.5%)				\$ 1,062
TOTAL				\$ 19,000

WATER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	0	\$ -
12" P.V.C. WATERLINE	\$ 80.50	LF.	1045	\$ 84,123
8" GATE VALVE & BOX	\$ 2,250.00	EA.	0	\$ -
12" GATE VALVE & BOX	\$ 4,050.00	EA.	4	\$ 16,200
POST HYDRANT	\$ 2,800.00	EA.	2	\$ 5,600
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	2	\$ 14,570
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	0.5	\$ 2,940
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	1	\$ 1,000
TESTING & CHLORINATION	\$ 0.55	LF.	1045	\$ 575
TRENCH SAFETY	\$ -	LF.	1045	\$ -
MAINTENANCE BOND	1.7%	%	\$ 125,008	\$ 2,126
MISCELLANEOUS ITEMS (2.5%)				\$ 3,866
TOTAL				\$ 131,000

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.

SEWER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
15" P.V.C. PIPE SDR-26	\$ 103.50	L.F.	2129	\$ 220,352
6" DIAMETER DROP MANHOLE OVER EXISTING MAIN	\$ 20,550.00	L.F.	1	\$ 20,550
5' DIAMETER MANHOLE	\$ 9,350.00	EA.	14	\$ 130,900
MANHOLE I & I BARRIERS	\$ 420.00	EA.	6	\$ 2,520
TESTING & T.V. INSPECTION	\$ 1.70	LF.	2129	\$ 3,620
TRENCH SAFETY	\$ 0.10	LF.	2129	\$ 213
MAINTENANCE BOND	1.7%	%	\$ 377,942.00	\$ 6,426
MISCELLANEOUS ITEMS (2.5%)				\$ 10,419
TOTAL				\$ 395,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 35
 Revised: 0

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 67.00	SY.	5312	\$ 355,904
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	5500	\$ 21,725
HYDRATED LIME	\$ 230.00	TN.	99	\$ 22,770
STREET HEADER	\$ 25.00	LF.	45	\$ 1,125
ROAD BARRICADE	\$ 38.00	LF.	45	\$ 1,710
6' TRAIL	\$ 45.00	LF.	1060	\$ 47,700
BARRIER FREE RAMPS	\$ 2,800.00	EA.	2	\$ 5,600
STREET NAME BLADES	\$ 300.00	EA.	2	\$ 600
TRAFFIC SIGNS	\$ 400.00	EA.	2	\$ 800
MAINTENANCE BOND	1.0%	%	\$ 457,934	\$ 4,580
MISCELLANEOUS ITEMS (2.5%)				\$ 12,486
TOTAL				\$ 475,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 15,000.00	LS.	1	\$ 15,000
INSPECTION FEE	3.5%	%	\$ 1,032,000	\$ 36,120
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$ 1,032,000	\$ 123,840
CONSTRUCTION MANAGEMENT	5%	%	\$ 1,032,000	\$ 51,600
LEGAL	\$ 75,000.00	LS.	1	\$ 75,000
PRINTS & COURIER SERVICE	\$ 2,650.00	LS.	1	\$ 2,500
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	1	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	1	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				313,060

Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 80.9

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$3,789,000	0	\$46,836
WATER IMPROVEMENTS	\$928,000	0	\$11,471
SEWER IMPROVEMENTS	\$1,383,000	0	\$17,095
STORM DRAIN IMPROVEMENTS	\$3,206,000	0	\$39,629
SOFT & MISCELLANEOUS COSTS	\$2,268,360	0	\$28,039
SUB-TOTALS	\$11,574,360	\$0	\$143,070
OVERALL CONTINGENCY 10%	\$1,157,436	0	\$14,307
CATEGORY TOTALS	\$12,731,796	\$0	\$157,377

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

4) 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.



ROSELAND PARKWAY ~ NORTH

Celina, Collin County, Texas

Total Acres: **1.0**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE EROSION CONTROL				
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
SILT FENCE	\$ 2.00	L.F.	1,800	\$ 3,600
POST EROSION CONTROL				
8' ROLL OF CURLEX WITH SEED	\$ 2.25	L.F.	1,800	\$ 4,050
INLET PROTECTION	\$ 200.00	EA.	4	\$ 800
STREET SWEEPING	\$ 750.00	EA.	3	\$ 2,250
ADMINISTRATION				
SWPPP BOOK (AND COPY)	\$ 2,000.00	LS.	1	\$ 2,000
SWPPP SITE SIGNAGE	\$ 711.00	EA.	1	\$ 711
WEEKLY INSPECTIONS	\$ 250.00	EA.	52	\$ 13,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 13,900.00	\$ 1,147
MISCELLANEOUS ITEMS (2.5%)				\$ 1,242
TOTAL				\$ 32,000

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING	\$ 3,000.00	ACRE	1	\$ 3,000
UNCLASSIFIED EXCAVATION	\$ 3.50	C.Y.	2,420	\$ 8,470
MISCELLANEOUS ITEMS (2.5%)				\$ 530
TOTAL				\$ 12,000

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
21" R.C.P.	\$ 75.00	L.F.	125	\$ 9,375
24" R.C.P.	\$ 82.00	L.F.	200	\$ 16,400
36" R.C.P.	\$ 145.00	L.F.	60	\$ 8,700
42" R.C.P.	\$ 192.00	L.F.	100	\$ 19,200
RECESSED CURB INLET	\$ 6,000.00	EA.	2	\$ 12,000
WYE INLET	\$ 5,000.00	EA.	2	\$ 10,000
4'X4' STORM MANHOLE	\$ 8,500.00	EA.	2	\$ 17,000
42" HEADWALL	\$ 7,000.00	EA.	1	\$ 7,000
GRADE TO DRAIN	\$ 20.00	L.F.	700	\$ 14,000
RIP RAP	\$ 12.00	S.F.	400	\$ 4,800
TESTING & TV INSPECTION	\$ 2.50	L.F.	485	\$ 1,213
TRENCH SAFETY	\$ 1.00	L.F.	485	\$ 485
MAINTENANCE BOND	1.7%	%	\$ 142,475.00	\$ 2,423
MISCELLANEOUS ITEMS (2.5%)				\$ 3,404
TOTAL				\$ 126,000

NOTES:

STORM SEWER CROSSINGS ARE SIZED TO CAPTURE UN-DEVELOPED FLOWS OFF COMMERCIAL CORNER AND DEVELOPED SINGLE FAMILY (HIGH DENSITY) FLOWS OFF BB LIVING.

ROSELAND PARKWAY ~ NORTH

Celina, Collin County, Texas

Total Acres: **1.0**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT (28' B-B)	\$ 75.00	S.Y.	3,366	\$ 252,450
6" LIME TREATED SUBGRADE	\$ 4.00	S.Y.	3,861	\$ 15,444
HYDRATED LIME (48 LBS/SY)	\$ 320.00	TON	93	\$ 29,653
DECORATIVE PAVEMENT	\$ 320.00	S.Y.	38	\$ 12,160
8' TRAIL	\$ 52.00	L.F.	450	\$ 23,400
BARRIER FREE RAMPS	\$ 2,800.00	EA.	4	\$ 11,200
STRIPING/BUTTONING	\$ 10,000.00	L.S.	1	\$ 10,000
STREET NAME BLADES	\$ 1,350.00	EA.	2	\$ 2,700
TRAFFIC SIGNS	\$ 1,350.00	EA.	3	\$ 4,050
TRAFFIC CONTROL	\$ 5,000.00	L.S.	1	\$ 5,000
MAINTENANCE BOND	1.7%	%	\$ 361,057.00	\$ 6,138
MISCELLANEOUS ITEMS (2.5%)				\$ 9,805
TOTAL				\$ 382,000

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
12" P.V.C. WATERLINE	\$ 80.50	L.F.	920	\$ 74,060
8" P.V.C. WATERLINE	\$ 50.75	L.F.	50	\$ 2,538
12" GATE VALVE	\$ 3,700.00	EA.	3	\$ 11,100
8" GATE VALVE	\$ 2,200.00	EA.	2	\$ 4,400
FIRE HYDRANT AND 6" VALVE	\$ 7,285.00	EA.	6	\$ 43,710
MISCELLANEOUS FITTINGS	\$ 5,880.00	TON	1.0	\$ 5,880
TESTING & CHLORINATION	\$ 2.00	L.F.	970	\$ 1,940
TRENCH SAFETY	\$ 1.50	L.F.	970	\$ 1,455
MAINTENANCE BOND	1.7%	%	\$ 141,687.50	\$ 2,409
MISCELLANEOUS ITEMS (2.5%)				\$ 4,509
TOTAL				\$ 152,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES				
ENGINEERING REVIEW FEE	\$ 30,000.00	L.S.	1	\$ 30,000
INSPECTION FEE	3.5%	%	660,000	\$ 23,100
PROFESSIONAL FEES				
TRAFFIC ENGINEERING	\$ 30,000.00	L.S.	1	\$ 30,000
ENGINEERING/SURVEYING	12.0%	%	704,000	\$ 84,480
CONSTRUCTION MANAGEMENT	5.0%	%	704,000	\$ 35,200
GEOTECHNICAL REPORT & MATERIAL TESTING	\$ 12,000.00	L.S.	1	\$ 12,000
MISCELLANEOUS ITEMS (2.5%)				\$ 6,220
TOTAL				\$ 221,000

ROSELAND PARKWAY ~ SOUTH

Celina, Collin County, Texas

Total Acres: **2.8**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE EROSION CONTROL				
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
SILT FENCE	\$ 2.00	L.F.	3,000	\$ 6,000
POST EROSION CONTROL				
8' ROLL OF CURLEX WITH SEED	\$ 2.25	L.F.	3,000	\$ 6,750
INLET PROTECTION	\$ 200.00	EA.	4	\$ 800
STREET SWEEPING	\$ 750.00	EA.	3	\$ 2,250
ADMINISTRATION				
SWPPP BOOK (AND COPY)	\$ 2,000.00	LS.	1	\$ 2,000
SWPPP SITE SIGNAGE	\$ 190.00	EA.	1	\$ 190
WEEKLY INSPECTIONS	\$ 250.00	EA.	52	\$ 13,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 19,000.00	\$ 1,568
MISCELLANEOUS ITEMS (2.5%)				\$ 1,242
TOTAL				\$ 37,000

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING	\$ 3,000.00	ACRE	2.8	\$ 8,400
UNCLASSIFIED EXCAVATION	\$ 3.50	C.Y.	6,000	\$ 21,000
MISCELLANEOUS ITEMS (2.5%)				\$ 1,600
TOTAL				\$ 31,000

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
18" R.C.P.	\$ 80.00	L.F.	150	\$ 12,000
21" R.C.P.	\$ 85.00	L.F.	100	\$ 8,500
24" R.C.P.	\$ 92.00	L.F.	300	\$ 27,600
30" R.C.P.	\$ 115.00	L.F.	300	\$ 34,500
36" R.C.P.	\$ 142.00	L.F.	110	\$ 15,620
48" R.C.P.	\$ 230.00	L.F.	100	\$ 23,000
5' x 4' BOX CULVERT	\$ 400.00	L.F.	120	\$ 48,000
RECESSED CURB INLET	\$ 6,000.00	EA.	4	\$ 24,000
4'X4' STORM MANHOLE	\$ 8,500.00	EA.	1	\$ 8,500
CULVERT HEADWALL	\$ 7,000.00	EA.	1	\$ 7,000
GRADE TO DRAIN	\$ 20.00	L.F.	300	\$ 6,000
RIP RAP	\$ 15.00	S.F.	150	\$ 2,250
TESTING & TV INSPECTION	\$ 2.50	L.F.	1,180	\$ 2,950
TRENCH SAFETY	\$ 1.00	L.F.	1,180	\$ 1,180
MAINTENANCE BOND	1.7%	%	\$ 216,970.00	\$ 3,689
MISCELLANEOUS ITEMS (2.5%)				\$ 6,211
TOTAL				\$ 231,000

NOTES:

STORM SEWER CROSSINGS ARE SIZED TO CAPTURE UN-DEVELOPED FLOWS OFF COMMERCIAL CORNER AND DEVELOPED SINGLE FAMILY (HIGH DENSITY) FLOWS OFF BB LIVING.

ROSELAND PARKWAY ~ SOUTH

Celina, Collin County, Texas

Total Acres: **2.8**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT (45' B-B)	\$ 75.00	S.Y.	7,400	\$ 555,000
6" LIME TREATED SUBGRADE	\$ 4.00	S.Y.	7,730	\$ 30,920
HYDRATED LIME (48 LBS/SY)	\$ 320.00	TON	186	\$ 59,367
DECORATIVE PAVEMENT	\$ 320.00	S.Y.	50	\$ 16,000
8' TRAIL	\$ 52.00	L.F.	1,480	\$ 76,960
BARRIER FREE RAMPS	\$ 2,800.00	EA.	4	\$ 11,200
STRIPING/BUTTONING	\$ 10,000.00	L.S.	1	\$ 10,000
STREET NAME BLADES	\$ 1,350.00	EA.	2	\$ 2,700
TRAFFIC SIGNS	\$ 1,350.00	EA.	5	\$ 6,750
TRAFFIC CONTROL	\$ 5,000.00	L.S.	1	\$ 5,000
MAINTENANCE BOND	1.7%	%	\$ 768,897.00	\$ 13,072
MISCELLANEOUS ITEMS (2.5%)				\$ 20,031
TOTAL				\$ 807,000

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
12" P.V.C. WATERLINE	\$ 80.50	L.F.	1,480	\$ 119,140
12" GATE VALVE	\$ 3,700.00	EA.	5	\$ 18,500
FIRE HYDRANT AND 6" VALVE	\$ 7,285.00	EA.	3	\$ 21,855
MISCELLANEOUS FITTINGS	\$ 5,880.00	TON	0.3	\$ 1,764
TESTING & CHLORINATION	\$ 2.00	L.F.	1,480	\$ 2,960
TRENCH SAFETY	\$ 1.50	L.F.	1,480	\$ 2,220
MAINTENANCE BOND	1.7%	%	\$ 161,259.00	\$ 2,742
MISCELLANEOUS ITEMS (2.5%)				\$ 4,819
TOTAL				\$ 174,000

SOFE & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES				
ENGINEERING REVIEW FEE	\$ 30,000.00	L.S.	1	\$ 30,000
INSPECTION FEE	3.5%	%	1,212,000	\$ 42,420
PROFESSIONAL FEES				
TRAFFIC ENGINEERING	\$ 30,000.00	L.S.	1	\$ 30,000
ENGINEERING/SURVEYING	12.0%	%	1,280,000	\$ 153,600
CONSTRUCTION MANAGEMENT	5.0%	%	1,280,000	\$ 64,000
GEOTECHNICAL REPORT & MATERIAL TESTING	\$ 12,000.00	L.S.	1	\$ 12,000
MISCELLANEOUS ITEMS (2.5%)				\$ 8,980
TOTAL				\$ 341,000

CHOATE PARKWAY

Celina, Collin County, Texas

Prepared: 05/02/22

Total Acres: 4.0

Revised: 08/22/22

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PRE EROSION CONTROL				
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
SILT FENCE	\$ 2.00	L.F.	5,400	\$ 10,800
POST EROSION CONTROL				
8' ROLL OF CURLEX WITH SEED	\$ 2.25	L.F.	5,400	\$ 12,150
INLET PROTECTION	\$ 200.00	EA.	7	\$ 1,400
STREET SWEEPING	\$ 750.00	EA.	3	\$ 2,250
ADMINISTRATION				
SWPPP BOOK (AND COPY)	\$ 2,000.00	LS.	1	\$ 2,000
SWPPP SITE SIGNAGE	\$ 100.00	EA.	1	\$ 100
WEEKLY INSPECTIONS	\$ 250.00	EA.	52	\$ 13,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 29,800.00	\$ 2,459
MISCELLANEOUS ITEMS (2.5%)				\$ 1,641
TOTAL				\$ 49,000

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING	\$ 3,000.00	ACRE	4	\$ 12,000
UNCLASSIFIED EXCAVATION	\$ 3.50	C.Y.	12,907	\$ 45,173
MISCELLANEOUS ITEMS (2.5%)				\$ 1,827
TOTAL				\$ 59,000

STORM DRAIN IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
21" R.C.P.	\$ 75.00	L.F.	625	\$ 46,875.00
36" R.C.P.	\$ 145.00	L.F.	400	\$ 58,000.00
42" R.C.P.	\$ 192.00	L.F.	400	\$ 76,800.00
48" R.C.P.	\$ 205.00	L.F.	210	\$ 43,050.00
2 - 7' X 4' R.C.B.	\$ 1,000.00	L.F.	80	\$ 80,000.00
2 - 7' X 5' R.C.B.	\$ 1,150.00	L.F.	770	\$ 885,500.00
2 - 8' X 6' R.C.B.	\$ 1,300.00	L.F.	200	\$ 260,000.00
10' X 6' R.C.B.	\$ 700.00	L.F.	200	\$ 140,000.00
RECESSED CURB INLET	\$ 6,000.00	EA.	10	\$ 60,000.00
WYE INLET	\$ 5,000.00	EA.	4	\$ 20,000.00
4'X4' STORM MANHOLE	\$ 8,500.00	EA.	2	\$ 17,000.00
6'X6' STORM MANHOLE	\$ 12,500.00	EA.	2	\$ 25,000.00
2 - 7'X4' RCB HEADWALL	\$ 12,000.00	EA.	1	\$ 12,000.00
2 - 7'X5' RCB HEADWALL	\$ 18,000.00	EA.	1	\$ 18,000.00
2 - 8' X 6' RCB HEADWALL	\$ 20,000.00	EA.	1	\$ 20,000.00
10' X 6' RCB HEADWALL	\$ 12,000.00	EA.	1	\$ 12,000.00
GRADE TO DRAIN	\$ 20.00	L.F.	400	\$ 8,000.00
RIP RAP	\$ 12.00	S.F.	1,800	\$ 21,600.00
TESTING & TV INSPECTION	\$ 2.50	L.F.	2,885	\$ 7,213.00
TRENCH SAFETY	\$ 1.00	L.F.	2,885	\$ 2,885.00
MAINTENANCE BOND	1.7%	%	\$1,803,825.00	\$ 30,666
MISCELLANEOUS ITEMS (2.5%)				\$ 46,411
TOTAL				\$ 1,891,000.00

NOTES:

STORM SEWER CROSSINGS ARE SIZED TO CAPTURE UN-DEVELOPED FLOWS.

CHOATE PARKWAY

Celina, Collin County, Texas

Prepared: 05/02/22

Total Acres: 4.0

Revised: 08/22/22

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
9" REINF. CONCRETE STREET PAVEMENT (28' B-B)	\$ 85.00	S.Y.	10,820	\$ 919,700
6" LIME TREATED SUBGRADE	\$ 5.00	S.Y.	12,235	\$ 61,175
HYDRATED LIME (48 LBS/SY)	\$ 320.00	TON	294	\$ 93,965
DECORATIVE PAVEMENT	\$ 320.00	S.Y.	742	\$ 237,440
10' TRAIL	\$ 80.00	L.F.	850	\$ 68,000
BARRIER FREE RAMPS	\$ 2,800.00	EA.	6	\$ 16,800
STRIPING/BUTTONING	\$ 10,000.00	L.S.	5	\$ 50,000
STREET NAME BLADES	\$ 1,350.00	EA.	8	\$ 10,800
TRAFFIC SIGNS	\$ 1,350.00	EA.	25	\$ 33,750
TRAFFIC CONTROL AND TEMPORARY ACCESS	\$ 100,000.00	L.S.	1	\$ 100,000
MAINTENANCE BOND	1.7%	%	\$1,491,630.00	\$ 25,358
MISCELLANEOUS ITEMS (2.5%)				\$ 41,012
TOTAL				\$ 1,658,000

SEWER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

WATER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
12" P.V.C. WATERLINE	\$ 80.50	L.F.	2,550	\$ 205,275
8" P.V.C. WATERLINE	\$ 50.75	L.F.	275	\$ 13,956
12" GATE VALVE	\$ 3,700.00	EA.	10	\$ 37,000
8" GATE VALVE	\$ 2,200.00	EA.	7	\$ 15,400
FIRE HYDRANT AND 6" VALVE	\$ 7,285.00	EA.	6	\$ 43,710
CONNECT TO EXISTING WATER	\$ 5,000.00	EA.	1	\$ 5,000
MISCELLANEOUS FITTINGS	\$ 5,880.00	TON	3.0	\$ 17,640
TESTING & CHLORINATION	\$ 2.00	L.F.	2,825	\$ 5,650
TRENCH SAFETY	\$ 1.50	L.F.	2,825	\$ 4,238
MAINTENANCE BOND	1.7%	%	\$ 337,981.25	\$ 5,746
MISCELLANEOUS ITEMS (2.5%)				\$ 9,385
TOTAL				\$ 363,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
CITY FEES				
ENGINEERING REVIEW FEE	\$ 40,000.00	L.S.	1	\$ 40,000
INSPECTION FEE	3.5%	%	3,912,000	\$ 136,920
PROFESSIONAL FEES				
TRAFFIC ENGINEERING	\$ 30,000.00	L.S.	1	\$ 30,000
ENGINEERING/SURVEYING	12.0%	%	4,020,000	\$ 482,400
CONSTRUCTION MANAGEMENT	5.0%	%	4,020,000	\$ 201,000
ROUNDBOUT DESIGN	\$ 50,000.00	L.S.	1	\$ 50,000
GEOTECHNICAL REPORT & MATERIAL TESTING	\$ 12,000.00	L.S.	1	\$ 12,000
MISCELLANEOUS ITEMS (2.5%)				\$ 24,680
TOTAL				\$ 977,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 80.9

Revised: 0

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	5230	\$ 7,845
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	5230	\$ 7,845
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 8,000.00	LS.	1	\$ 8,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 15,690	\$ 1,295
MISCELLANEOUS ITEMS (2.5%)				\$ 1,015
TOTAL				\$ 26,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	2	\$ 4,050
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	8000	\$ 26,000
MISCELLANEOUS ITEMS (2.5%)				\$ 1,750
TOTAL				\$ 35,000

NOTE:

- 1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	1000	\$ 50,750
12" P.V.C. WATERLINE	\$ 80.50	LF.	1500	\$ 120,750
8" GATE VALVE & BOX	\$ 2,250.00	EA.	4	\$ 9,000
12" GATE VALVE & BOX	\$ 4,050.00	EA.	3	\$ 12,150
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	4	\$ 29,140
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	1.0	\$ 5,880
TESTING & CHLORINATION	\$ 0.55	LF.	2500	\$ 1,375
TRENCH SAFETY	\$ -	LF.	2500	\$ -
MAINTENANCE BOND	1.7%	%	\$ 229,045	\$ 3,894
MISCELLANEOUS ITEMS (2.5%)				\$ 6,061
TOTAL				\$ 239,000

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 Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 80.9

Revised: 0

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
10" P.V.C. PIPE SDR-35	\$ 110.00	L.F.	350	\$ 38,500
10" P.V.C. PIPE SDR-26	\$ 140.00	L.F.	110	\$ 15,400
12" P.V.C. PIPE SDR-26	\$ 175.00	L.F.	1440	\$ 252,000
15" P.V.C. PIPE SDR-35	\$ 175.00	L.F.	2350	\$ 411,250
15" P.V.C. PIPE SDR-26	\$ 220.00	L.F.	1020	\$ 224,400
4' DIAMETER MANHOLE	\$ 5,500.00	EA.	2	\$ 11,000
5' DIAMETER MANHOLE	\$ 9,350.00	EA.	9	\$ 84,150
5' DIAMETER MANHOLE (EXTRA DEPTH)	\$ 20,000.00	EA.	14	\$ 280,000
TESTING & T.V. INSPECTION	\$ 1.70	LF.	5270	\$ 8,959
TRENCH SAFETY	\$ 0.10	LF.	5270	\$ 527
MAINTENANCE BOND	1.7%	%	\$ 1,325,659.00	\$ 22,537
MISCELLANEOUS ITEMS (2.5%)				\$ 34,277
TOTAL				\$ 1,383,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 80.9
 Revised: 0

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
4' X 4' "Y" INLET	\$ 4,100.00	EA.	2	\$ 8,200
10' INLET	\$ 5,350.00	EA.	8	\$ 42,800
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	390	\$ 24,570
21" R.C.P.	\$ 68.50	LF.	40	\$ 2,740
24" R.C.P.	\$ 76.75	LF.	400	\$ 30,700
30" R.C.P.	\$ 97.00	LF.	370	\$ 35,890
36" R.C.P.	\$ 128.50	LF.	130	\$ 16,705
48" R.C.P.	\$ 198.00	LF.	100	\$ 19,800
5' X 4' R.C.B	\$ 385.00	LF.	120	\$ 46,200
7' X 3' R.C.B	\$ 400.00	LF.	150	\$ 60,000
CULVERT HEADWALL	\$ 12,000.00	EA.	2	\$ 24,000
PIPE HEADWALL	\$ 5,000.00	EA.	2	\$ 10,000
STORM SEWER MANHOLE	\$ 6,700.00	EA.	1	\$ 6,700
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	4	\$ 80,000
POND RETAINING WALL	\$ 75.00	L.F.	4,330	\$ 324,750
POND EXCAVATION	\$ 3.25	CY	54,000	\$ 175,500
GRADE TO DRAIN	\$ 20.00	LF.	300	\$ 6,000
TESTING & T.V. INSPECTION	\$ 2.50	LF.	1704	\$ 4,260
TRENCH SAFETY	\$ 0.10	LF.	1704	\$ 171
MAINTENANCE BOND	1.7%	%	\$ 918,815	\$ 15,620
MISCELLANEOUS ITEMS (2.5%)				\$ 23,394
TOTAL				\$ 958,000

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 75.00	SY.	4050	\$ 303,750
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	7150	\$ 28,243
HYDRATED LIME	\$ 230.00	TN.	128.7	\$ 29,601
BARRIER FREE RAMPS	\$ 2,800.00	EA.	8	\$ 22,400
STREET NAME BLADES	\$ 300.00	EA.	14	\$ 4,200
TRAFFIC SIGNS	\$ 400.00	EA.	1	\$ 400
MAINTENANCE BOND	1.0%	%	\$ 638,344	\$ 6,384
MISCELLANEOUS ITEMS (2.5%)				\$ 16,272
TOTAL				\$ 661,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 40,000.00	LS.	1	\$ 40,000
INSPECTION FEE	3.5%	%	\$ 3,302,000	\$ 115,570
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$3,302,000	\$ 396,240
CONSTRUCTION MANAGEMENT	5%	%	\$3,302,000	\$ 165,100
PRINTS & COURIER SERVICE	\$ 3,000.00	LS.	1	\$ 3,450
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	1	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	1	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				729,360

Mustang Lakes Annex ~ PID, Phase Three Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: **113.7**

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$815,000	0	\$7,168
WATER IMPROVEMENTS	\$468,000	0	\$4,116
SEWER IMPROVEMENTS	\$0	0	\$0
STORM DRAIN IMPROVEMENTS	\$1,601,000	0	\$14,081
SOFT & MISCELLANEOUS COSTS	\$623,720	0	\$5,486
SUB-TOTALS	\$3,507,720	\$0	\$30,851
OVERALL CONTINGENCY 10%	\$350,772	0	\$3,085
CATEGORY TOTALS	\$3,858,492	\$0	\$33,936

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

4) 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.



Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Three Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 113.7

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	14228	\$ 21,342
SILT FENCE (HIGH FLOW) (MAINTENANCE)	\$ 1.50	LF.	14228	\$ 21,342
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	14228	\$ 21,342
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 8,000.00	LS.	1	\$ 8,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 64,026	\$ 5,283
MISCELLANEOUS ITEMS (2.5%)				\$ 2,691
TOTAL				\$ 80,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	2.5	\$ 5,063
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	5500	\$ 17,875
MISCELLANEOUS ITEMS (2.5%)				\$ 862
TOTAL				\$ 27,000

NOTE:

1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	1770	\$ 89,828
12" P.V.C. WATERLINE	\$ 80.50	LF.	1890	\$ 152,145
8" GATE VALVE & BOX	\$ 2,250.00	EA.	10	\$ 22,500
12" GATE VALVE & BOX	\$ 4,050.00	EA.	7	\$ 28,350
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	11	\$ 11,000
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	8	\$ 58,280
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	14.4	\$ 84,672
TESTING & CHLORINATION	\$ 0.55	LF.	3660	\$ 2,013
TRENCH SAFETY	\$ -	LF.	3660	\$ -
MAINTENANCE BOND	1.7%	%	\$ 448,788	\$ 7,630
MISCELLANEOUS ITEMS (2.5%)				\$ 11,582
TOTAL				\$ 468,000

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.

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Three Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 113.7

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
RECESSED CURB INLET	\$ 5,000.00	EA.	4	\$ 20,000
10' INLET	\$ 5,350.00	EA.	16	\$ 85,600
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	690	\$ 43,470
21" R.C.P.	\$ 68.50	LF.	240	\$ 16,440
24" R.C.P.	\$ 76.75	LF.	50	\$ 3,838
27" R.C.P.	\$ 85.00	LF.	50	\$ 4,250
30" R.C.P.	\$ 97.00	LF.	50	\$ 4,850
54" R.C.P.	\$ 235.00	LF.	750	\$ 176,250
60" R.C.P.	\$ 272.00	LF.	1,370	\$ 372,640
2 ~ 6' X 5' R.C.B	\$ 1,250.00	LF.	100	\$ 125,000
2 ~ 5' X 4' R.C.B	\$ 800.00	LF.	200	\$ 160,000
5' X 4' R.C.B	\$ 400.00	LF.	330	\$ 132,000
7' X 4' R.C.B	\$ 500.00	LF.	50	\$ 25,000
PIPE HEADWALL	\$ 5,000.00	EA.	7	\$ 35,000
R.C.B. HEADWALL	\$ 12,000.00	EA.	6	\$ 72,000
POND RETAINING WALL	\$ 75.00	L.F.	1,930	\$ 144,750
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
POND EXCAVATION	\$ 3.25	CY	26,000	\$ 84,500
TESTING & T.V. INSPECTION	\$ 2.50	LF.	3,893	\$ 9,733
TRENCH SAFETY	\$ 0.10	LF.	3,893	\$ 390
MAINTENANCE BOND	1.7%	%	\$ 1,535,321	\$ 26,101
MISCELLANEOUS ITEMS (2.5%)				\$ 39,188
TOTAL				\$ 1,601,000

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 67.00	SY.	5,887	\$ 394,429
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	24,414	\$ 96,436
HYDRATED LIME	\$ 230.00	TN.	439	\$ 101,074
6' TRAIL	\$ 45.00	L.F.	1,850	\$ 83,250
BARRIER FREE RAMPS	\$ 2,800.00	EA.	2	\$ 5,600
MAINTENANCE BOND	1.0%	%	\$ 683,189	\$ 6,832
MISCELLANEOUS ITEMS (2.5%)				\$ 17,979
TOTAL				\$ 708,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 20,000.00	LS.	1	\$ 20,000
INSPECTION FEE	3.5%	%	\$ 2,884,000	\$ 100,940
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$ 2,884,000	\$ 346,080
CONSTRUCTION MANAGEMENT	5%	%	\$ 2,884,000	\$ 144,200
PRINTS & COURIER SERVICE	\$ 3,000.00	LS.	1	\$ 3,500
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	0	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	0	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				623,720

Mustang Lakes Annex ~ PID, Phase Four Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 108.9

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$1,951,000	0	\$17,916
WATER IMPROVEMENTS	\$649,000	0	\$5,960
SEWER IMPROVEMENTS	\$42,000	0	\$386
STORM DRAIN IMPROVEMENTS	\$3,807,300	0	\$34,961
SOFT & MISCELLANEOUS COSTS	\$1,359,107	0	\$12,480
SUB-TOTALS	\$7,808,407	\$0	\$71,703
OVERALL CONTINGENCY 10%	\$780,841	0	\$7,170
CATEGORY TOTALS	\$8,589,248	\$0	\$78,873

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) 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.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) 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.

4) 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.



Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Four Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 108.9

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	10400	\$ 15,600
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	10400	\$ 15,600
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 8,000.00	LS.	1	\$ 8,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 31,200	\$ 2,574
MISCELLANEOUS ITEMS (2.5%)				\$ 1,226
TOTAL				\$ 43,000

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.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	11.3	\$ 22,883
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	2	\$ 6,400
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	27000	\$ 87,750
MISCELLANEOUS ITEMS (2.5%)				\$ 2,967
TOTAL				\$ 120,000

NOTE:

- 1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	2800	\$ 142,100
12" P.V.C. WATERLINE	\$ 80.50	LF.	3220	\$ 259,210
WATERLINE BORE WITH CASING (VARIES BY SIZE)	\$ 225.00	LF.	80	\$ 18,000
8" GATE VALVE & BOX	\$ 2,250.00	EA.	3	\$ 6,750
10" GATE VALVE & BOX	\$ 2,800.00	EA.	0	\$ -
12" GATE VALVE & BOX	\$ 4,050.00	EA.	12	\$ 48,600
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	4	\$ 4,000
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	10	\$ 72,850
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	11.4	\$ 67,032
TESTING & CHLORINATION	\$ 0.55	LF.	6020	\$ 3,311
TRENCH SAFETY	\$ -	LF.	6020	\$ -
MAINTENANCE BOND	1.7%	%	\$ 621,853	\$ 10,572
MISCELLANEOUS ITEMS (2.5%)				\$ 16,575
TOTAL				\$ 649,000

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.

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. PIPE	\$ 40.00	LF.	150	\$ 6,000
CONNECT TO EXISTING MANHOLE	\$ 1,500.00	EA.	6	\$ 9,000
BORE UNDER CREEK	\$ 250.00	LF.	100	\$ 25,000
TESTING & T.V. INSPECTION	\$ 1.70	LF.	150	\$ 255
TRENCH SAFETY	\$ 0.10	LF.	150	\$ 15
MAINTENANCE BOND	1.7%	%	\$ 40,255.00	\$ 685
MISCELLANEOUS ITEMS (2.5%)				\$ 1,045
TOTAL				\$ 42,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Four Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 108.9

Prepared: 10/28/2022

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
4' X 4' "Y" INLET	\$ 4,100.00	EA.	3	\$ 12,300
10' INLET	\$ 5,350.00	EA.	6	\$ 32,100
RECESSED CURB INLET	\$ 5,000.00	EA.	14	\$ 70,000
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	1,140	\$ 71,820
21" R.C.P.	\$ 68.50	LF.	960	\$ 65,760
24" R.C.P.	\$ 76.75	LF.	900	\$ 69,075
27" R.C.P.	\$ 85.00	LF.	50	\$ 4,250
30" R.C.P.	\$ 97.00	LF.	350	\$ 33,950
42" R.C.P.	\$ 163.25	LF.	50	\$ 8,163
48" R.C.P.	\$ 198.00	LF.	800	\$ 158,400
54" R.C.P.	\$ 235.00	LF.	100	\$ 23,500
60" R.C.P.	\$ 272.00	LF.	180	\$ 48,960
4 ~ 5' X 5' R.C.B	\$ 1,760.00	LF.	80	\$ 140,800
3 ~ 8' X 5' R.C.B	\$ 1,750.00	LF.	100	\$ 175,000
8' X 4' R.C.B	\$ 540.00	LF.	90	\$ 48,600
PIPE HEADWALL	\$ 5,000.00	EA.	3	\$ 15,000
R.C.B. HEADWALL	\$ 12,000.00	EA.	7	\$ 84,000
POND RETAINING WALL	\$ 75.00	L.F.	850	\$ 63,750
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
POND EXCAVATION	\$ 3.25	CY	12,000	\$ 39,000
BRIDGE	\$ 2,500,000.00	LS.	1	\$ 2,500,000
TESTING & T.V. INSPECTION	\$ 2.50	LF.	4,530	\$ 11,325
TRENCH SAFETY	\$ 0.10	LF.	4,530	\$ 453
MAINTENANCE BOND	1.7%	%	\$ 1,061,678	\$ 18,049
MISCELLANEOUS ITEMS (2.5%)				\$ 93,045
TOTAL				\$ 3,807,300

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 67.00	SY.	22,018	\$ 1,475,206
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	23,591	\$ 93,185
HYDRATED LIME	\$ 230.00	TN.	425	\$ 97,667
6' TRAIL	\$ 45.00	L.F.	1,350	\$ 60,750
MAINTENANCE BOND	1.0%	%	\$ 1,726,808	\$ 17,269
MISCELLANEOUS ITEMS (2.5%)				\$ 43,923
TOTAL				\$ 1,788,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 25,000.00	LS.	1	\$ 25,000
INSPECTION FEE	3.5%	%	\$ 6,449,300	\$ 225,726
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$ 6,449,300	\$ 773,916
CONSTRUCTION MANAGEMENT	5%	%	\$ 6,449,300	\$ 322,465
PRINTS & COURIER SERVICE	\$ 3,000.00	LS.	1	\$ 3,000
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	0	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	0	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				1,359,107

Mr. Randy McCuiston, P.E.
Chief Development Officer
The Cambridge Companies, Inc.
8750 N. Central Expressway, Suite 1735
Dallas, Texas 75231

January 24, 2022

RE: Mustang Lakes Annex PID ~ MU-2 Engineer's Allocation

At the request of Celina 557 Partners, L.P., Dowdey, Anderson & Associates, Inc. (DAA) evaluated the proportionate share of costs associated with the Major Infrastructure to be constructed with Phases One through Four for the MU-2 area within the Mustang Lakes Annex PID. The MU-2 area is comprised of two tracts for a combined 60.737 acres of land located West of FM 2478 (Custer Road), South of Choate Parkway, and on both sides of Roseland Parkway.

In order to properly evaluate the MU-2 cost allocation the following assumptions were used:

1. A single lane of concrete along Choate Parkway and Roseland Parkway will be sufficient for access.
2. The MU-2 tracts will be developed as a variety of land uses designed to support one another, the neighboring residential, and the collective area as a whole.

Major Infrastructure Roadway Allocation

Choate Parkway and Roseland Parkway are both identified on the City's Master Thoroughfare Plan. Furthermore, the City is mandating the road section being constructed to serve all the anticipated land uses of the collective area and thus the required roadway would exceed the proportionate demand necessary to singularly serve the Mixed-Use area in the PID. Nevertheless, assumption number 1 was used to approximate a value of the Mixed Use's proportionate share on the roadway infrastructure. According to the opinion of probable cost for the Mustang Lakes Annex PID, prepared by DAA, there are 319,342 square yards of concrete within the PID. The allocated concrete for MU-2 tracts is 4,514 square yards. The allocated percent for roadway concrete adjacent to the MU-2 tracts is 1.41%.

Major Infrastructure Water and Sanitary Sewer Allocation

Similarly, the water main infrastructure in Choate Parkway, Custer Road and Roseland Parkway are required by the City of Celina Design Manual and are being built to serve a collective area and not a singular Mixed Use development. Likewise, the sanitary sewer mains are being built to serve a collective area and not a singular Mixed Use development. The size and location of the sanitary sewer mains are determined, in part, to gravity service as much of the PID area as possible and to account for the topography of the PID site. In conjunction with the previous statement and the above assumption number two it is our opinion the sanitary sewer mains fall within the pipe's redundancy already needed to serve the residential PID area. Therefore, it is our opinion the cost of Major Infrastructure Water and Sanitary Sewer allocated to the MU-2 tracts is negligible and does not require additional evaluation.

In conclusion, it is our recommendation to allocate 1.41% of the costs related to the portion of PID Major Roadway Infrastructure to be constructed with Phases One through Four to the MU-2 tracts and zero allocation of the Major Infrastructure Water and Sanitary Sewer cost. According to the opinion of probable cost, such PID Roadway costs are \$7,061,000. The allocated 1.41% for the MU-2 tracts equals \$99,560.

Please contact me with any further questions.

Sincerely,



Colin Helffrich, P.E.

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025Total Acres: 78.24
Revised:**Opinion of Probable Cost Summary**

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	\$105,722	\$394	\$1,351
EROSION CONTROL (MAJOR)	\$46,226	\$172	\$591
EXCAVATION (DIRECT)	\$322,046	\$1,202	\$4,116
EXCAVATION (MAJOR IMPROVEMENT)	\$1,006,724	\$3,756	\$12,867
RETAINING WALLS (MAJOR IMPROVEMENT)	\$680,892	\$2,540.64	\$8,702.61
WATER (DIRECT)	\$1,963,890	\$7,328	\$25,101
WATER (MAJOR)	\$1,580,431	\$5,897	\$20,200
SANITARY SEWER (DIRECT)	\$1,385,720	\$5,171	\$17,711
SANITARY SEWER (MAJOR)	\$1,533,555	\$5,722	\$19,601
STORM SEWER (DIRECT)	\$2,454,513	\$9,159	\$31,372
STORM SEWER (MAJOR IMPROVEMENTS)	\$1,942,344	\$7,248	\$24,825
PAVING (DIRECT)	\$4,981,915	\$18,589	\$63,675
PAVING (MAJOR IMPROVEMENTS)	\$ 4,485,521	\$ 16,737	\$ 57,330
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	\$1,810,582	\$6,756	\$23,141
GRAND TOTAL	\$24,300,082	\$90,672	\$310,584

Opinion of Probable Cost

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025Total Acres: 78.24
Revised:

EROSION CONTROL (DIRECT)	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	L.F.	4,300	\$ 6,450.00
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.	30,000	\$ 37,500.00
INLET PROTECTION	\$ 500.00	EA	39	\$ 19,500.00
DISK & SEED	\$ 325.00	ACRE	57	\$ 18,525.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 9,397.50
MISCELLANEOUS ITEMS (2.5%)				\$ 2,349.38
TOTAL				\$ 105,721.88

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025Total Acres: 78.24
Revised:

EROSION CONTROL (MAJOR)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CHOATE PARKWAY				
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	L.F.	8,500	\$ 12,750.00
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.	8,500	\$ 10,625.00
INLET PROTECTION	\$ 500.00	EA	16	\$ 8,000.00
DISK & SEED	\$ 325.00	ACRE	2	\$ 650.00
MISCELLANEOUS ITEMS (5%)				\$ 2,201.25
TOTAL				\$ 46,226.25

EXCAVATION (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING	\$ 2,650.00	ACRE	18.1	\$ 47,935.85
ONSITE CUT/FILL	\$ 3.45	C.Y.	56,176	\$ 193,807.64
SURCHARGE - HAUL TO STOCKPILE	\$ 2.45	C.Y.	17,355	\$ 42,519.75
CONSTRUCTION ENTRANCE	\$ 2,000.00	EA.	1	\$ 2,000.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 28,626.32
MISCELLANEOUS ITEMS (2.5%)				\$ 7,156.58
TOTAL				\$ 322,046

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING	\$ 2,650.00	ACRE	4.6	\$ 12,190.00
CLEARING & GRUBBING	\$ 3.45	ACRE	5.8	\$ 20.01
ONSITE CUT/FILL	\$ 3.45	C.Y.	15,224	\$ 52,522.36
SURCHARGE - HAUL TO STOCKPILE	\$ 2.45	C.Y.	66,905	\$ 163,917.25
POND EXCAVATION	\$ 6.85	C.Y.	67,520	\$ 462,512.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 69,116.16
MISCELLANEOUS ITEMS (2.5%)				\$ 17,279.04
SUBTOTAL				\$ 777,557

CHOATE PARKWAY				
MOBILIZATION	\$ 12,600.00	LS.	1.0	\$ 12,600.00
CLEARING & GRUBBING	\$ 70,225.00	LS.	1.0	\$ 70,225.00
DEMO EXISTING ASPHALT IN CR 88	\$ 13,900.00	LS.	1.0	\$ 13,900.00
STRIP TOPSOIL	\$ 3.00	CY.	943	\$ 2,829.00
ONSITE CUT/FILL	\$ 5.90	C.Y.	11,400	\$ 67,260.00
TRAFFIC CONTROL PH 1 - MOB	\$ 9,520.00	EA.	1	\$ 9,520.00
TRAFFIC CONTROL PH 1 - MSG BOARD - 2 EA	\$ 190.00	DAY	7	\$ 1,330.00
BARRICADES AND SIGNS	\$ 4,340.00	MO	6	\$ 26,040.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 20,370.40
MISCELLANEOUS ITEMS (2.5%)				\$ 5,092.60
SUBTOTAL				\$ 229,167
TOTAL				\$ 1,006,724

RETAINING WALL (MAJOR IMPROVEMENT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
POND BLOCK F	\$ 143,435.00	L.S.	1	\$ 143,435.00
POND BLOCK H NEAR LOT 1	\$ 149,021.00	L.S.	1	\$ 149,021.00
POND BLOCK H NEAR LOT 38	\$ 111,858.00	L.S.	1	\$ 111,858.00
POND BLOCK J	\$ 202,059.00	L.S.	1	\$ 202,059.00
POND BLOCK J NEAR LOT 65	\$ 11,019.00	L.S.	1	\$ 11,019.00
POND BLOCK O	\$ 31,077.00	L.S.	1	\$ 31,077.00
MISCELLANEOUS ITEMS (5%)				\$ 32,423.45
TOTAL				\$ 680,892.45

WATER (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
6" P.V.C. WATERLINE	\$ 41.00	L.F.	154	\$ 6,314.00
8" P.V.C. WATERLINE	\$ 52.20	L.F.	14,216	\$ 742,075.20
6" GATE VALVE & BOX	\$ 1,900.00	EA.	33	\$ 62,700.00
8" GATE VALVE & BOX	\$ 2,725.00	EA.	65	\$ 177,125.00
12" GATE VALVE & BOX	\$ 5,090.00	EA.	1	\$ 5,090.00

DOWDEY, ANDERSON AND ASSOCIATES

Opinion of Probable Cost

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025

Total Acres: 78.24
Revised:

FIRE HYDRANT ASSEMBLY W/ 6" LEAD	\$ 7,150.00	EA.	31	\$ 221,650.00
FLOW TEST FIRE HYDRANT	\$ 205.00	EA.	31	\$ 6,355.00
REMOVE PLUG & CONNECT TO EX. 8" WATER	\$ 550.00	EA.	5	\$ 2,750.00
REMOVE PLUG & CONNECT TO EX. 12" WATER	\$ 700.00	EA.	3	\$ 2,100.00
2" AUTO FLUSH VALVE	\$ 10,500.00	EA.	1	\$ 10,500.00
8" END & PLUG	\$ 400.00	EA.	14	\$ 5,600.00
1" DOMESTIC SERVICE	\$ 1,002.00	EA.	267	\$ 267,534.00
1" DOMESTIC SERVICE FOR FUTURE LOTS	\$ 1,015.00	EA.	2	\$ 2,030.00
MISCELLANEOUS FITTINGS	\$ 10,675.00	TON	7.4	\$ 78,888.25
TRACE WIRE STATIONS	\$ 0.70	L.F.	14,370	\$ 10,059.00
TESTING & CHLORINATION	\$ 1.10	L.F.	14,370	\$ 15,807.00
TRENCH SAFETY	\$ 0.10	L.F.	14,370	\$ 1,437.00
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	21%	\$ 20,775.32
ENGINEERING, PLATTING & STAKING (10%)				\$ 174,567.98
MISCELLANEOUS ITEMS (2.5%)				\$ 43,641.99
TOTAL				\$ 1,963,890

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)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. WATERLINE	\$ 52.20	L.F.	455	\$ 23,751.00
12" P.V.C. WATERLINE	\$ 82.15	L.F.	6,065	\$ 498,239.75
6" GATE VALVE & BOX	\$ 1,900.00	EA.	4	\$ 7,600.00
8" GATE VALVE & BOX	\$ 2,725.00	EA.	15	\$ 40,875.00
12" GATE VALVE & BOX	\$ 5,090.00	EA.	4	\$ 20,360.00
8" END & PLUG	\$ 400.00	EA.	11	\$ 4,400.00
12" END & PLUG	\$ 625.00	EA.	2	\$ 1,250.00
FIRE HYDRANT ASSEMBLY W/ 6" LEAD	\$ 7,150.00	EA.	6	\$ 42,900.00
FLOW TEST FIRE HYDRANT	\$ 205.00	EA.	6	\$ 1,230.00
REMOVE PLUG & CONNECT TO EX. 12" WATER	\$ 700.00	EA.	1	\$ 700.00
CONNECT TO EX. 12" WATER (CUT IN 12" X 12" TEE)	\$ 10,375.00	EA.	1	\$ 10,375.00
24" STEEL ENCASMENT PIPE	\$ 294.00	LF	108	\$ 31,752.00
MISCELLANEOUS FITTINGS	\$ 10,675.00	TON	5.1	\$ 54,549.25
TRACE WIRE STATIONS	\$ 0.70	L.F.	6,520	\$ 4,564.00
TESTING & CHLORINATION	\$ 1.10	L.F.	6,520	\$ 7,172.00
TRENCH SAFETY	\$ 0.10	L.F.	6,520	\$ 652.00
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	9%	\$ 9,037.71
ENGINEERING, PLATTING & STAKING (10%)				\$ 75,940.77
MISCELLANEOUS ITEMS (2.5%)				\$ 18,985.19
SUBTOTAL				\$ 854,334
CHOATE PARKWAY				
4" P.V.C. WATERLINE	\$ 39.50	L.F.	20	\$ 790.00
12" P.V.C. WATERLINE	\$ 84.50	L.F.	3,510	\$ 296,595.00
24" STEEL CASING	\$ 294.00	L.F.	350	\$ 102,900.00
2"x2" CUT-IN TEE CONNECTION	\$ 6,925.00	EA.	1	\$ 6,925.00
12" GATE VALVE & BOX	\$ 5,150.00	EA.	15	\$ 77,250.00
6" GATE VALVE & BOX	\$ 1,925.00	EA.	8	\$ 15,400.00
FIRE HYDRANT ASSEMBLY W/ 6" LEAD	\$ 7,150.00	EA.	8	\$ 57,200.00
MISCELLANEOUS FITTINGS	\$ 10,115.00	TON	3	\$ 30,345.00
COMBINATION AIR AND VACUUM RELEASE VALVE & VAULT	\$ 9,050.00	EA.	2	\$ 18,100.00
POST HYDRANT ASSEMBLY	\$ 4,850.00	EA.	1	\$ 4,850.00
1" WATER SERVICE W/ 3" CASING & TRANSFER	\$ 4,750.00	EA.	3	\$ 14,250.00
CONNECT TO EXISTING 12" STUB	\$ 725.00	EA.	1	\$ 725.00
CUT & PLUG EX 2" WATER MAIN	\$ 600.00	EA.	2	\$ 1,200.00
REM. & REPLACE ASPHALT PAVING	\$ 200.00	SY.	14	\$ 2,800.00
TESTING & CHLORINATION	\$ 1.25	L.F.	3,530	\$ 4,412.50
TRENCH SAFETY	\$ 0.10	L.F.	3,530	\$ 353.00
MAINTENANCE BOND	\$ 24,900.00	%	45%	\$ 11,324.53
ENGINEERING, PLATTING & STAKING (10%)				\$ 64,542.00
MISCELLANEOUS ITEMS (5%)				\$ 16,135.50
SUBTOTAL				\$ 726,098
TOTAL				\$ 1,580,431

SANITARY SEWER (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. PIPE (SDR-35)	\$ 44.25	L.F.	10,248	\$ 453,474.00
8" P.V.C. PIPE (SDR-26)	\$ 67.15	L.F.	512	\$ 34,380.80

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268

Prepared: 1/3/2025

Total Acres: 78.24

Revised:

4' DIAMETER MANHOLE	\$ 7,450.00	EA.	42	\$ 312,900.00
8" PLUG	\$ 85.00	EA.	17	\$ 1,445.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	\$ 685.00	EA.	2	\$ 1,370.00
REMOVE PLUG & BUILD 4' DIAMETER. MANHOLE ON EXIST. 8" SANITARY SEWER	\$ 8,385.00	EA.	2	\$ 16,770.00
CONNECT TO EXISTING 4' DIAMETER MANHOLE	\$ 2,175.00	EA.	1	\$ 2,175.00
CONNECT TO EXISTING 5' DIAMETER MANHOLE W/DROP CONNECTION	\$ 5,050.00	EA.	1	\$ 5,050.00
4" SANITARY SEWER SERVICE	\$ 1,050.00	EA.	237	\$ 248,850.00
4" SANITARY SEWER SERVICE (FUTURE)	\$ 1,698.00	EA.	29	\$ 49,242.00
CONNECT 4" SEWER SERVICE TO EX. 27" SANITARY SEWER	\$ 2,495.00	EA.	3	\$ 7,485.00
SDR-26 ENCASUREMENT PIPE (@ WTR CROSSINGS)	\$ 94.00	L.F.	486	\$ 45,684.00
CEMENT STABILIZED SAND (FOR WATER LINE)	\$ 62.50	L.F.	36	\$ 2,250.00
16" STEEL ENCASUREMENT BY JACK & BORE	\$ 537.00	L.F.	30	\$ 16,110.00
TRENCH SAFETY	\$ 0.10	L.F.	10,760	\$ 1,076.00
TESTING & T.V. INSPECTION	\$ 1.75	L.F.	10,760	\$ 18,830.00
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	15%	\$ 14,659.06
ENGINEERING, PLATTING & STAKING (10%)				\$ 123,175.09
MISCELLANEOUS ITEMS (2.5%)				\$ 30,793.77
TOTAL				\$ 1,385,720

SANITARY SEWER (MAJOR)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. PIPE (SDR-35) PARALLEL SEWER	\$ 44.25	L.F.	824	\$ 36,462.00
10" P.V.C. PIPE (SDR-35)	\$ 55.25	L.F.	1,329	\$ 73,427.25
10" P.V.C. PIPE (SDR-26)	\$ 86.85	L.F.	169	\$ 14,677.65
12" P.V.C. PIPE (SDR-26)	\$ 260.00	L.F.	1,305	\$ 339,300.00
15" P.V.C. PIPE (SDR-35)	\$ 87.35	L.F.	1,661	\$ 145,088.35
15" P.V.C. PIPE (SDR-26)	\$ 206.00	L.F.	1,640	\$ 337,840.00
4' DIAMETER MANHOLE	\$ 7,450.00	EA.	4	\$ 29,800.00
5' DIAMETER MANHOLE	\$ 15,350.00	EA.	16	\$ 245,600.00
5' DIAMETER DROP MANHOLE	\$ 22,295.00	EA.	5	\$ 111,475.00
10" PLUG	\$ 225.00	EA.	2	\$ 450.00
TRENCH SAFETY	\$ 0.10	L.F.	6,928	\$ 692.80
TESTING & T.V. INSPECTION	\$ 1.75	L.F.	6,928	\$ 12,124.00
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	17%	\$ 16,222.96
ENGINEERING, PLATTING & STAKING (10%)				\$ 136,316.00
MISCELLANEOUS ITEMS (2.5%)				\$ 34,079.00
TOTAL				\$ 1,533,555

STORM SEWER (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
18" R.C.P. (Reinforced Concrete Pipe)	\$ 70.00	L.F.	1,110	\$ 77,700.00
21" R.C.P.	\$ 76.00	L.F.	735	\$ 55,860.00
24" R.C.P.	\$ 87.00	L.F.	512	\$ 44,544.00
27" R.C.P.	\$ 101.00	L.F.	1,006	\$ 101,606.00
30" R.C.P.	\$ 111.00	L.F.	1,534	\$ 170,274.00
36" R.C.P.	\$ 141.00	L.F.	1,151	\$ 162,291.00
42" R.C.P.	\$ 186.00	L.F.	1,598	\$ 297,228.00
48" R.C.P.	\$ 223.00	L.F.	1,156	\$ 257,788.00
4'X4' R.C.B.	\$ 332.00	L.F.	86	\$ 28,552.00
5'X3' R.C.B.	\$ 366.00	L.F.	843	\$ 308,538.00
10' CURB INLET	\$ 7,600.00	EA.	36	\$ 273,600.00
15' CURB INLET	\$ 10,200.00	EA.	4	\$ 40,800.00
4'X4' DROP INLET	\$ 6,300.00	EA.	3	\$ 18,900.00
4'X4' JUNCTION BOX	\$ 7,100.00	EA.	6	\$ 42,600.00
5'X5' JUNCTION BOX	\$ 8,400.00	EA.	7	\$ 58,800.00
7'X7' JUNCTION BOX	\$ 17,000.00	EA.	1	\$ 17,000.00
4'X4' DS MH LG	\$ 45,400.00	EA.	1	\$ 45,400.00
5'X5' DS MH LG	\$ 45,400.00	EA.	2	\$ 90,800.00
4' MANHOLE RISER	\$ 7,250.00	EA.	1	\$ 7,250.00
18" TXDOT SETP-PD HEADWALL	\$ 6,300.00	EA.	1	\$ 6,300.00
30" TXDOT SETP-PD HEADWALL	\$ 6,400.00	EA.	1	\$ 6,400.00
42" TXDOT SETP-PD HEADWALL	\$ 8,400.00	EA.	1	\$ 8,400.00
4'X4' TXDOT SETP-PD HEADWALL	\$ 10,200.00	EA.	1	\$ 10,200.00
CONNECT TO EXISTING PIPE	\$ 550.00	EA.	2	\$ 1,100.00
REMOVE HEADWALL & CONNECT TO EXISTING PIPE	\$ 1,025.00	EA.	1	\$ 1,025.00
TRENCH SAFETY	\$ 0.10	L.F.	9,731	\$ 973.10

DAA No. 050524

DOWDEY, ANDERSON AND ASSOCIATES

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268

Total Acres: 78.24

Prepared: 1/3/2025

Revised:

TV INSPECTION	\$ 2.25	L.F.	9,731	\$ 21,894.75
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	26%	\$ 25,965.46
ENGINEERING, PLATTING & STAKING (10%)				\$ 218,178.93
MISCELLANEOUS ITEMS (2.5%)				\$ 54,544.73
TOTAL				\$ 2,454,513

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
36" R.C.P.	\$ 159.00	L.F.	425	\$ 67,575.00
42" R.C.P.	\$ 221.00	L.F.	562	\$ 124,202.00
48" R.C.P.	\$ 258.00	L.F.	175	\$ 45,150.00
4'X4' R.C.B.	\$ 339.00	L.F.	103	\$ 34,917.00
5'X3' R.C.B.	\$ 381.00	L.F.	50	\$ 19,050.00
5'X4' R.C.B.	\$ 403.00	L.F.	124	\$ 49,972.00
8'X3' R.C.B.	\$ 615.00	L.F.	99	\$ 60,885.00
4' X 4' DROP INLET	\$ 6,300.00	EA.	1	\$ 6,300.00
10' REC. CURB INLET	\$ 7,900.00	EA.	2	\$ 15,800.00
10' CURB INLET W/DEBRIS SEPARATOR	\$ 15,950.00	EA.	1	\$ 15,950.00
4' X 4' JUNCTION BOX	\$ 7,100.00	EA.	2	\$ 14,200.00
5' X 5' JUNCTION BOX	\$ 8,400.00	EA.	1	\$ 8,400.00
7'X7' JUNCTION BOX	\$ 17,000.00	EA.	1	\$ 17,000.00
4'X3' POND RISER W/ GRATE	\$ 11,400.00	EA.	1	\$ 11,400.00
4'X4' POND RISER W/ GRATE	\$ 12,250.00	EA.	1	\$ 12,250.00
4'X4' DS MH LG	\$ 45,400.00	EA.	2	\$ 90,800.00
5'X5' DS MH LG	\$ 45,400.00	EA.	1	\$ 45,400.00
7'X7' DS MH LG	\$ 48,825.00	EA.	1	\$ 48,825.00
18" TXDOT SETP-CD HEADWALL	\$ 5,950.00	EA.	1	\$ 5,950.00
18" TXDOT SETP-PD HEADWALL	\$ 6,300.00	EA.	1	\$ 6,300.00
21" TXDOT SETP-PD HEADWALL	\$ 6,400.00	EA.	2	\$ 12,800.00
36" TXDOT SETP-PD HEADWALL	\$ 7,900.00	EA.	3	\$ 23,700.00
42" TXDOT SETP-PD HEADWALL	\$ 8,400.00	EA.	1	\$ 8,400.00
42" TXDOT SETP-CD HEADWALL	\$ 8,400.00	EA.	1	\$ 8,400.00
48" TXDOT CH-PW-0 HEADWALL	\$ 13,650.00	EA.	1	\$ 13,650.00
48" SLOPED END HEADWALL	\$ 9,000.00	EA.	3	\$ 27,000.00
4' X 4' TXDOT SETB-PD HEADWALL	\$ 10,200.00	EA.	1	\$ 10,200.00
5' X 3' TXDOT SETB-PD HEADWALL	\$ 10,900.00	EA.	2	\$ 21,800.00
5' X 4' TXDOT SETB-PD HEADWALL	\$ 11,950.00	EA.	1	\$ 11,950.00
8' X 3' TXDOT SETB-PD HEADWALL	\$ 18,250.00	EA.	2	\$ 36,500.00
5'X10' GABIONS MATTRESS	\$ 2,750.00	EA.	3	\$ 8,250.00
15'X10' GABIONS MATTRESS	\$ 7,100.00	SY	3	\$ 21,300.00
12" THICK SACK GABIONS	\$ 414.00	SY	35	\$ 14,490.00
PUMP DOWN EXISTING PONDS	\$ 9,550.00	LS.	2	\$ 19,100.00
TRENCH SAFETY	\$ 0.10	L.F.	1,538	\$ 153.80
TV INSPECTION	\$ 2.25	L.F.	1,538	\$ 3,460.50
MAINTENANCE BOND 2-YR 100%	\$ 98,000.00	%	12%	\$ 11,339.50
ENGINEERING, PLATTING & STAKING (10%)				\$ 95,281.98
MISCELLANEOUS ITEMS (2.5%)				\$ 23,820.50
SUBTOTAL				\$ 1,071,922

CHOATE PARKWAY

18" R.C.P. (Reinforced Concrete Pipe)	\$ 71.00	L.F.	1,738	\$ 123,398.00
21" R.C.P.	\$ 78.00	L.F.	243	\$ 18,954.00
24" R.C.P.	\$ 89.00	L.F.	379	\$ 33,731.00
36" R.C.P.	\$ 142.00	L.F.	21	\$ 2,982.00
42" R.C.P.	\$ 190.00	L.F.	208	\$ 39,520.00
6' X 4' R.C.B.	\$ 582.00	L.F.	268	\$ 155,976.00
15' REC. CURB INLET	\$ 10,400.00	EA.	2	\$ 20,800.00
10' REC. CURB INLET W/ DEBRIS SEPERATOR	\$ 16,200.00	EA.	1	\$ 16,200.00
10' REC. CURB INLET	\$ 8,100.00	EA.	9	\$ 72,900.00
4' X 4' JUNCTION BOX	\$ 7,400.00	EA.	6	\$ 44,400.00
5' X 5' JUNCTION BOX	\$ 8,700.00	EA.	2	\$ 17,400.00
LARGE DEBRIS SEPERATOR	\$ 47,000.00	EA.	1	\$ 47,000.00
3-6'X4' PW-1 HEADWALL	\$ 41,350.00	EA.	1	\$ 41,350.00
3-6'X4' PW-2 HEADWALL	\$ 41,850.00	EA.	1	\$ 41,850.00
FLEXMAT	\$ 208.50	SY	361	\$ 75,268.50
REM. H.W. & CONNECT TO EX. 42" RCP	\$ 975.00	EA.	1	\$ 975.00
TRENCH SAFETY	\$ 0.10	L.F.	2,857	\$ 285.70
TV INSPECTION	\$ 2.50	L.F.	2,857	\$ 7,142.50
MAINTENANCE BOND	\$ 24,900.00	%	55%	\$ 13,575.47
ENGINEERING, PLATTING & STAKING (10%)				\$ 77,370.82

DAA No. 05052A

DOWDEY, ANDERSON AND ASSOCIATES

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268

Total Acres: 78.24

Prepared: 1/3/2025

Revised:

MISCELLANEOUS ITEMS (2.5%)	\$	19,342.70
SUBTOTAL	\$	870,422
TOTAL	\$	1,942,344

PAVING (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" REINFORCED CONCRETE PAVEMENT (BEST IN CLASS)	\$ 65.15	S.Y.	3,365	\$ 219,230.00
6" REINFORCED CONCRETE PAVEMENT	\$ 57.40	S.Y.	42,353	\$ 2,431,062.20
6" REINFORCED CONCRETE PAVEMENT (FOR ALLEY)	\$ 75.95	S.Y.	2,327	\$ 176,735.65
6" REINFORCED CONCRETE PAVEMENT (FOR URBAN ST.)	\$ 63.85	S.Y.	3,663	\$ 233,882.55
6" LIME STABILIZED SUBGRADE	\$ 3.60	S.Y.	58,423	\$ 210,323.78
HYDRATED LIME (36 LBS/SY)	\$ 335.00	TON	1,051	\$ 352,201.88
CONCRETE HEADER & TYPE III BARRICADE	\$ 2,200.00	EA.	2	\$ 4,400.00
REMOVE BARRICADE & CONNECT TO EX. ST. HEADER	\$ 1,100.00	EA.	3	\$ 3,300.00
5' WIDE SIDEWALK (BY DEVELOPER)	\$ 72.00	S.Y.	2,520	\$ 181,440.00
6' WIDE SIDEWALK (BY DEVELOPER)	\$ 72.00	S.Y.	3,883	\$ 279,576.00
10' WIDE TRAIL (BY DEVELOPER)	\$ 99.00	S.F.	1,100	\$ 108,900.00
BARRIER FREE RAMPS	\$ 3,000.00	EA.	41	\$ 123,000.00
DETECTABLE WARNING SURFACE AT ALLEYS	\$ 2,800.00	EA.	6	\$ 16,800.00
STREET NAME BLADE (BRANDON INDUSTRIES)	\$ 1,300.00	EA.	42	\$ 54,600.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	\$ 430.00	EA.	18	\$ 7,740.00
STOP SIGN AND POLE 36"x36" (BRANDON INDUSTRIES)	\$ 525.00	EA.	1	\$ 525.00
NO OUTLET SIGN	\$ 275.00	EA.	7	\$ 1,925.00
MAINTENANCE BOND	\$ 29,750.00	%	76%	\$ 22,726.79
ENGINEERING, PLATTING & STAKING (10%)				\$ 442,836.88
MISCELLANEOUS ITEMS (2.5%)				\$ 110,709.22
TOTAL				\$ 4,981,915

PAVING (MAJOR IMPROVEMENT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" REINFORCED CONCRETE PAVEMENT (ROSELAND-ANNEX PH)	\$ 65.15	S.Y.	8,027	\$ 522,960.00
6" REINFORCED CONCRETE PAVEMENT (VICTORY GALLOP)	\$ 57.40	S.Y.	4,445	\$ 255,143.00
6" LIME STABILIZED SUBGRADE	\$ 3.60	SY.	14,092	\$ 50,731.00
HYDRATED LIME (36 LBS/SY)	\$ 335.00	TN.	254	\$ 84,974.00
REMOVE BARRICADE & CONNECT TO EX. ST. HEADER	\$ 1,100.00	EA.	3	\$ 3,300.00
CONCRETE HEADER & TYPE III BARRICADE	\$ 2,200.00	LF.	1	\$ 2,200.00
CONNECT TO EXISTING ASPHALT PAVING	\$ 950.00	EA.	3	\$ 2,850.00
ASPHALT PAVEMENT	\$ 155.00	S.Y.	870	\$ 134,850.00
LAYDOWN MEDIAN NOSE	\$ 650.00	EA.	4	\$ 2,600.00
STAMPED CONCRETE (MEDIAN NOSES, CROSSWALKS, SPLITTER ISLANDS, TRUCK APRON)	\$ 330.00	S.Y.	510	\$ 168,300.00
6' WIDE SIDEWALK (BY DEVELOPER)	\$ 72.00	S.Y.	117	\$ 8,424.00
8' WIDE TRAIL (BY DEVELOPER)	\$ 99.00	S.F.	800	\$ 79,200.00
BARRIER FREE RAMPS	\$ 3,000.00	EA.	3	\$ 9,000.00
ROSELAND/ROUNDABOUT PAVEMENT MARKINGS	\$ 5,125.00	LS.	1	\$ 5,125.00
STREET NAME BLADE (BRANDON INDUSTRIES)	\$ 1,300.00	EA.	4	\$ 5,200.00
STOP SIGN AND POLE 36"x36" (BRANDON INDUSTRIES)	\$ 525.00	EA.	2	\$ 1,050.00
TRAFFIC SIGN	\$ 2,130.00	EA.	12	\$ 25,560.00
MAINTENANCE BOND	\$ 29,750.00	%	24%	\$ 7,023.21
ENGINEERING, PLATTING & STAKING (10%)				\$ 136,849.02
MISCELLANEOUS ITEMS (2.5%)				\$ 34,212.26
SUBTOTAL				\$ 1,539,551

CHOATE PKWY & ROSELAND PKWY STA 14+22.90 TO 24+44.27)

10" REINF. CONCRETE STREET PAVEMENT	\$ 73.85	S.Y.	17,945	\$ 1,325,238.25
9" REINF. CONCRETE STREET PAVEMENT	\$ 85.90	S.Y.	393	\$ 33,758.70
7" REINF. CONCRETE STREET PAVEMENT	\$ 82.05	S.Y.	207	\$ 16,984.35
6" REINF. CONCRETE STREET PAVEMENT	\$ 78.00	S.Y.	1,091	\$ 85,098.00
2" HOT MIX ASPHALTIC CONCRETE (TYPE D)	\$ 34.80	S.Y.	917	\$ 31,911.60
4" ASPHALTIC (TYPE B)	\$ 81.10	S.Y.	466	\$ 37,792.60
8" SCARIFIED AND COMPACTED SUBGRADE	\$ 3.00	S.Y.	600	\$ 1,800.00
8" LIME TREATED SUBGRADE	\$ 3.50	S.Y.	20,481	\$ 71,683.50
HYDRATED LIME (36 LBS/SY)	\$ 335.00	TN.	369	\$ 123,615.00
8" FLEX BASE	\$ 19.25	C.Y.	540	\$ 10,395.00
LAYDOWN MEDIAN NOSE	\$ 650.00	EA.	12	\$ 7,800.00
STAMPED CONCRETE	\$ 280.00	SY.	525	\$ 147,000.00
10" STAMPED CONCRETE CROSS WALK	\$ 310.00	SY.	330	\$ 102,300.00
13" STAMPED CONCRETE TRUCK APRON	\$ 330.00	SY.	575	\$ 189,750.00
3" MOUNTABLE CURB AT TRUCK APRON	\$ 6.00	LF.	396	\$ 2,376.00
END OF ROAD BARRICADE	\$ 1,700.00	EA.	2	\$ 3,400.00

Opinion of Probable Cost

MUSTANG LAKES ANNEX PHASE TWO & CHOATE PARKWAY DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 07/22/2024

Total Lots: 268
Prepared: 1/3/2025

Total Acres: 78.24
Revised:

10' WIDE 6" THICK CONCRETE SIDEWALK	\$ 11.00	LF.	5,655	\$ 62,205.00
BARRIER FREE RAMPS	\$ 3,000.00	EA.	12	\$ 36,000.00
STREET NAME BLADES ON DECORATIVE POST	\$ 1,300.00	EA.	8	\$ 10,400.00
TRAFFIC CONTROL	\$ 13,300.00	LS.	1	\$ 13,300.00
STREET SIGN ASSEMBLY ON DECORATIVE POST	\$ 3,000.00	EA.	57	\$ 171,000.00
4" WHITE EDGE LINE	\$ 1.90	LF.	3,040	\$ 5,776.00
4" BROKEN EDGE LINE	\$ 1.90	LF.	1,378	\$ 2,618.20
4" YELLOW EDGE LINE	\$ 1.90	LF.	1,099	\$ 2,088.10
8" WHITE LINE	\$ 3.80	LF.	1,440	\$ 5,472.00
8" WHITE PUPPY TRACKS	\$ 3.80	LF.	266	\$ 1,010.80
12" WHITE LINE	\$ 8.75	LF.	1,147	\$ 10,036.25
12" YELLOW LINE	\$ 8.75	LF.	734	\$ 6,422.50
4" DOUBLE YELLOW LINE	\$ 3.80	LF.	4,300	\$ 16,340.00
8" DOTTED WHITE LINE (DOT)	\$ 3.80	LF.	122	\$ 463.60
8" DOTTED WHITE LINE (LNDP)	\$ 3.80	LF.	50	\$ 190.00
PAVEMENT MARKING ARROW	\$ 455.00	EA.	11	\$ 5,005.00
PAVEMENT MARKING WORD	\$ 355.00	EA.	6	\$ 2,130.00
REMOVE EXISTING CONCRETE PAVEMENT	\$ 18.00	SY.	611	\$ 10,998.00
MILL IN PLACE EXISTING ASPHALT PAVEMENT (23+00 TO 35+67.2)	\$ 9.25	SY.	3,098	\$ 28,656.50
RELOCATE EXISTING SIGN	\$ 525.00	EA.	6	\$ 3,150.00
RELOCATE EXISTING MAILBOX	\$ 1,200.00	EA.	3	\$ 3,600.00
REMOVE EXISTING CURB	\$ 25.00	LF.	575	\$ 14,375.00
MAINTENCE BOND	\$ 16,500.00	LS.	1	\$ 16,500.00
ENGINEERING, PLATTING & STAKING (10%)				\$ 261,864.00
MISCELLANEOUS ITEMS (2.5%)				\$ 65,466.00
SUBTOTAL - CHOATE PARKWAY				\$ 2,945,970
TOTAL				\$ 4,485,521

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PLATTING FEE	\$ 1,500.00	L.S.	1	\$ 1,500.00
ENGINEERING REVIEW FEE	\$ 10,000.00	L.S.	1	\$ 10,000.00
INSPECTION FEE (4%) - DI	\$ 10,786,037	%	4%	\$ 431,441.50
INSPECTION FEE (4%) - MI	\$ 9,541,852	%	4%	\$ 381,674.06
GEO-TECHNICAL REPORT	\$ 10,000.00	L.S.	1	\$ 10,000.00
MATERIAL TESTING - DI	\$ 66,250.00	%	50%	\$ 33,101.88
MATERIAL TESTING - MI	\$ 66,250.00	%	50%	\$ 33,284.57
CONSTRUCTION MANAGEMENT (4%) - DI	\$ 11,213,805	%	4%	\$ 448,552.22
CONSTRUCTION MANAGEMENT (4%) - MI	\$ 11,275,694	%	4%	\$ 451,027.77
SWPPP ADMINISTRATION	\$ 5,000.00	L.S.	1	\$ 5,000.00
PRINTS & COURIER SERVICE	\$ 5,000.00	L.S.	1	\$ 5,000.00
TOTAL				\$ 1,810,582

APPENDIX C-1
LEGAL DESCRIPTION
PID PROPERTY
(556.936 ACRES)

**LEGAL DESCRIPTION
OVERALL TRACT 556.836 AC**

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, being all of those tracts of land conveyed to Brinkmann Ranches of Collin County, L.P., according to deeds recorded in Document Number 2005-0176477 and 2005-0176476, Official Public Records, Collin County, Texas, and being all of those tracts of land conveyed to Collin County Two Trees Investments, LP, according to deeds recorded in Document Numbers 20090603000680790 (Tract 4), 20110929001040010 (Tract III) and 20090603000680810 (Parcels I and II), Official Public Records, Collin County, Texas;

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 4 of Collin County Two Trees Investments, LP tract, same being the northeast corner of that tract of land conveyed to Donald T. Koch, as trustee of the surviving grantor's revocable trust, according to deed recorded in Document Number 20170616000785220, Official Public Records, Collin County, Texas, and being in the center line of County Road 88 (Choate Road);

THENCE N 89° 45' 07" E, with the north line of said Tract 4 of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 868.09 feet to a 1/2 inch iron rod with cap stamped "DAA" set for the northeast corner of said Tract 4 of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Tract III, Collin County Two Trees Investments, LP tract;

THENCE N 89° 41' 25" E, with the north line of said Tract III of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 658.13 feet to a 1/2 inch iron rod with cap stamped "DAA" set for the northeast corner of said Tract III of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Parcel II of Collin County Two Trees Investments, LP tract;

THENCE N 89° 30' 23" E, with the north line of said Parcel II of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, passing the northeast corner of said Parcel II of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Parcel I of Collin County Two Trees Investments, LP tract, at a distance of 351.59 feet, continuing a total distance of 691.06 feet to a 1/2 inch iron rod with cap stamped "DAA" set in the north line of said Parcel I of Collin County Two Trees Investments, LP tract, same being the southwest corner of that of land conveyed to G&N Estates, LLC, according to deed recorded in Document Number 20070315000355600, Official Public Records, Collin County, Texas;

THENCE N 88° 59' 17" E, with the north line of said Parcel I of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 663.23 feet to a 5/8 inch iron rod found in the north line of said Parcel I of Collin County Two Trees Investments, LP tract, same being the southeast corner of said G&N Estates, LLC tract, also being the southwest corner of that tract of land conveyed to Robert D. Newell and Charlotte K. Newell, according to the deed recorded in Document Number 20120615000717260, Official Public Records, Collin County, Texas;

THENCE N 89° 12' 54" E, with the north line of said Parcel I of Collin County Two Trees Investments, LP tract and the most northern line of that tract of land conveyed to Brinkmann Ranches of Collin County, L.P., according to deed recorded in Document Number 2005-0176477, Official Public Records, Collin County, Texas, and the center line of said County Road 88, a distance of 1,177.40 feet to a 1/2 inch iron rod found for an angle point in the most northern line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176477), same being the northwest corner of that tract of land conveyed to Metallic Land Company, LLC, according to deed recorded in Document Number 20150304000239620, Official Public Records, Collin County, Texas, also being in the south line of that tract of land conveyed to Vijay Prathani and wife, Pavani Chillarige, according to deed recorded in Document Number 20160908001195410, Official Public Records, Collin County, Texas;

APPENDIX C-2
LEGAL DESCRIPTION
PHASE #1 PROPERTY
(34.979 ACRES)

LEGAL DESCRIPTION

34.979 ACRES

BEING a tract of land located in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, and being part of a tract of land described in Deed to Celina 557 Partners, L.P., according to the document of record filed in Document Number 20190205000119410, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described herein:

BEGINNING at a 1/2" iron rod with yellow cap stamped "DAA" found at a common interior ell corner of said Celina 557 Partners, L.P. tract and the northwest corner of Lot 54, Block CC, MUSTANG LAKES PHASE 2A, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20171004010004700, O.P.R.C.C.T.;

THENCE Over and across said Celina 557 Partners, L.P. tract, the following courses and distances:

N 00° 11' 51" W, a distance of 248.00 feet to a 1/2" iron rod set for corner;

N 89° 48' 09" E, a distance of 125.00 feet to a 1/2" iron rod set for corner;

N 00° 11' 51" W, a distance of 60.22 feet to a 1/2" iron rod set for corner;

N 89° 48' 09" E, a distance of 176.91 feet to a 1/2" iron rod set for corner;

N 76° 04' 11" E, a distance of 115.61 feet to a 1/2" iron rod set for corner;

N 65° 40' 08" E, a distance of 115.72 feet to a 1/2" iron rod set for corner;

N 55° 33' 26" E, a distance of 115.66 feet to a 1/2" iron rod set for corner;

N 45° 26' 57" E, a distance of 115.64 feet to a 1/2" iron rod set for corner;

N 35° 20' 17" E, a distance of 115.72 feet to a 1/2" iron rod set for corner;

N 25° 02' 45" E, a distance of 115.69 feet to a 1/2" iron rod set for corner;

N 20° 33' 57" E, a distance of 60.73 feet to a 1/2" iron rod set for corner;

S 69° 26' 03" E, a distance of 125.00 feet to a 1/2" iron rod set for corner;

N 20° 33' 57" E, a distance of 53.71 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 08° 17' 04", a radius of 125.00 feet and a chord bearing and distance of N 16° 25' 25" E, 18.06 feet;

Along said curve to the left, an arc distance of 18.07 feet to a 1/2" iron rod set for corner;

S 77° 43' 07" E, a distance of 50.00 feet to a 1/2" iron rod set for corner;

S 31° 29' 55" E, a distance of 14.04 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the left having a central angle of 12° 00' 31", a radius of 225.00 feet and a chord bearing and distance of S 84° 11' 36" E, 47.07 feet;

Along said curve to the left, an arc distance of 47.16 feet to a 1/2" iron rod set for corner;

N 00° 11' 52" W, a distance of 125.00 feet to a 1/2" iron rod set for corner;

N 89° 48' 09" E, a distance of 660.65 feet to a 1/2" iron rod set for corner;

N 77° 24' 29" E, a distance of 56.56 feet to a 1/2" iron rod set for corner;

N 63° 08' 20" E, a distance of 118.60 feet to a 1/2" iron rod set for corner;

N 74° 28' 45" E, a distance of 147.96 feet to a 1/2" iron rod set for corner;

N 88° 18' 40" E, a distance of 79.96 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the right having a central angle of 00° 57' 05", a radius of 780.00 feet and a chord bearing and distance of S 01° 12' 47" E, 12.95 feet;

Along said curve to the right, an arc distance of 12.95 feet to a 1/2" iron rod set for corner;

S 00° 44' 14" E, a distance of 68.82 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 09° 54' 07", a radius of 970.00 feet and a chord bearing and distance of S 05° 41' 18" E, 167.43 feet;

Along said curve to the left, an arc distance of 167.64 to a 1/2" iron rod set for corner at the beginning of a of a reverse curve to the right having a central angle of 10° 26' 30", a radius of 1,030.00 feet and a chord bearing and distance of S 05° 25' 06" E, 187.45 feet;

Along said curve to the right, an arc distance of 187.71 feet to a 1/2" iron rod set for corner;

S 00° 11' 51" E, a distance of 143.86 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 10° 34' 23", a radius of 570.00 feet and a chord bearing and distance of S 05° 29' 02" E, 105.03 feet;

Along said curve to the left, an arc distance of 105.18 feet to a 1/2" iron rod set for corner;

S 10° 46' 14" E, a distance of 83.38 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right having a central angle of 10° 34' 23", a radius of 630.00 feet and a chord bearing and distance of S 05° 29' 02" E, 116.09 feet;

Along said curve to the right, an arc distance of 116.26 feet to a 1/2" iron rod set for corner;

S 00° 11' 51" E, a distance of 130.43 feet to a 1/2" iron rod with yellow cap stamped "DAA" found on a southerly line of said Celina 557 Partners, L.P. tract, at the northwest corner of Lot

17X, Block P, MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Amended Plat of record filed in Document Number 20170201010000510, O.P.R.C.C.T;

THENCE S 89° 48' 09" W, along said southerly line, a distance of 2,194.19 feet to the **POINT OF BEGINNING**, and containing 34.979 acres of land, more or less.

APPENDIX C-3
LEGAL DESCRIPTION
MIXED USE PARCELS
(60.481 ACRES)

LEGAL DESCRIPTION
MU-2 TRACT 5.042AC

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, and being a portion of that tract of land conveyed to Celina 557 Partnership, L.P., according to the deed recorded in Instrument Number 20190205000119420, 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 the northwest corner of hereon described tract, from which a found 1/2-inch iron rod in the approximate centerline of County Road 88 for the northwest corner of said Celina 557 Partnership, L.P. tract, bears N 87° 58' 01" W, a distance of 1,494.90 feet;

THENCE Over and across said Celina 557 Partnership, L.P. tract, the following eleven (11) courses and distances:

1. S 86°28'20" E, a distance of 101.23 feet;
2. N 89°42'50" E, a distance of 175.00 feet;
3. S 45°17'53" E, a distance of 35.36 feet;, from which a found 1/2-inch iron rod with yellow plastic cp stamped "DAA" in the approximate centerline of County Road 88, same being the north line of said Celina 557 Partnership, L.P. tract, also being the southwest corner of that tract of land conveyed to G&N Estates, LLC, according to deed recorded in Instrument Number 20070315000355600, O.P.R.C.C.T., bears N 77° 06' 46" E, a distance of 433.16 feet;
4. S 00°18'35" E, a distance of 125.00 feet;
5. S 02°13'08" E, a distance of 150.09 feet;
6. S 00°18'35" E, a distance of 279.95 feet to the beginning of a tangent curve to the left having a radius of 1,237.50 feet, a central angle of 06°05'33", a chord bearing and distance of S 03°21'22" E - 131.53 feet;
7. With said tangent curve to the left, an arc length of 131.59 feet;
8. S 83°46'00" W, a distance of 97.23 feet to the beginning of a tangent curve to the right having a radius of 725.00 feet, a central angle of 16°34'45", a chord bearing and distance of N 87°56'38" W - 209.06 feet;
9. With said tangent curve to the right, an arc length of 209.79 feet to the beginning of a reverse curve to the left having a radius of 825.00 feet, a central angle of 00°31'21", a chord bearing and distance of N 79°54'56" W - 7.52 feet;
10. With said reverse curve to the right, an arc length of 7.52 feet;

11. N 00°18'35" W, a distance of 718.20 feet to the **POINT OF BEGINNING** and **CONTAINING** 5.042 Acres or 219,625 Square Feet of land more or less, and being prepared under job number 70202-04 by Pape Dawson Engineers, Inc.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish TBPELS Acts and Rules Page 97 of 109 Updated April 1, 2021 interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings are based on the Texas Coordinate System Established for the North Central Zone (4202) from North American Datum 1983 (NA2011) epoch 2010.00.

LEGAL DESCRIPTION
MU-2 TRACT 55.439AC

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, and being a portion of those tracts of land conveyed to Celina 557 Partnership, L.P., according to the deeds recorded in Instrument Numbers 20190205000119410 and 20190205000119420, 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 the northwest corner of hereon described tract, from which a found 1/2-inch iron rod with yellow plastic cp stamped "DAA" in the approximate centerline of County Road 88, same being the north line of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119420), also being the southwest corner of that tract of land conveyed to G&N Estates, LLC, according to deed recorded in Instrument Number 20070315000355600, O.P.R.C.C.T., bears N 76° 08' 06" E, a distance of 296.01 feet;

THENCE Over and across said Celina 557 Partnership, L.P. tracts, the following seven (7) courses and distances:

1. N 89°42'50" E, a distance of 175.00 feet;
2. N 85°53'59" E, a distance of 150.33 feet;
3. N 89°42'50" E, a distance of 8.35 feet;
4. N 88°59'17" E, a distance of 618.12 feet;
5. N 89°12'54" E, a distance of 1158.34 feet;
6. S 86°58'15" E, a distance of 150.33 feet;
7. N 89°12'54" E, a distance of 96.58 feet to the northeasterly line of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), same being the south line of that tract of land conveyed to Metallic Land Company, LLC, according to deed recorded in Instrument

Number 20150304000239620, O.P.R.C.C.T., from which a found 1/2-inch iron rod on the approximate center line of said County Road 88 for the most northerly northeast corner of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), also being the northwest corner of said Metallic Land Company, LLC tract, bears N 73°41'33" W, a distance of 238.16 feet;

THENCE S 73°41'33" E, with the northeasterly line of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), and the south line of said Metallic Land Company, LLC tract, a distance of 138.23, from which a found 1/2-inch iron rod on the west right-of-way of Farm-To-Market Road 2478 for the most easterly northeast corner of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), also being the southeast corner of said Metallic Land Company, LLC tract, bears S 73° 41' 33" E, a distance of 22.28 feet;

THENCE Over and across said Celina 557 Partnership, L.P. tracts, the following twelve (12) courses and distances:

1. S 09°48'59" E, a distance of 580.49 feet to the beginning of a non-tangent curve to the right having a radius of 5,659.41 feet, a central angle of 02°48'44", a chord bearing and distance of S 08°29'27" E - 277.76 feet;
2. With said non-tangent curve to the right, an arc length of 277.78 feet;
3. S 89°05'55" W, a distance of 95.96 feet;
4. S 84°56'39" W, a distance of 60.16 feet;
5. S 62°49'36" W, a distance of 66.91 feet;
6. S 83°36'35" W, a distance of 60.28 feet;
7. S 89°05'46" W, a distance of 2,339.02 feet to the beginning of a non-tangent curve to the right having a radius of 1,162.50 feet, a central angle of 15°56'47", a chord bearing and distance of N 07°46'59" W – 302.40 feet;
8. With said non-tangent curve to the right, an arc length of 303.26 feet;
9. N 00°18'35" W, a distance of 334.92 feet;
10. N 01°35'58" E, a distance of 150.08 feet;
11. N 00°18'35" W, a distance of 125.00 feet;
12. N 44°42'07" E, a distance of 35.35 feet to the **POINT OF BEGINNING** and **CONTAINING** 55.439 Acres or 2,414,909 Square Feet of land more or less, and being prepared under job number 70202-04 by Pape Dawson Engineers, Inc.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish TBPELS Acts and Rules Page 97 of 109 Updated April 1, 2021 interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings are based on the Texas Coordinate System Established for the North Central Zone (4202) from North American Datum 1983 (NA2011) epoch 2010.00.

APPENDIX C-4
LEGAL DESCRIPTION
PHASE #2 PROPERTY
(78.243 ACRES)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

LEGAL DESCRIPTION
MUSTANG ANNEX PHASE 2
TRACT 1-41.453 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT 1;
THENCE N 00° 36' 33" W, A DISTANCE OF 1278.33 FEET TO A POINT FOR CORNER;
THENCE N 89° 23' 27" E, A DISTANCE OF 42.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54° 24' 35", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N 26° 35' 44" E, A DISTANCE OF 45.72 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 47.48 FEET TO A POINT FOR CORNER;
THENCE N 00° 36' 33" W, A DISTANCE OF 125.15 FEET TO A POINT FOR CORNER;
THENCE S 89° 34' 32" E, A DISTANCE OF 99.01 FEET TO A POINT FOR CORNER;
THENCE N 49° 08' 35" E, A DISTANCE OF 129.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 123° 51' 46", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N 26° 22' 05" E, A DISTANCE OF 88.24 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 108.09' TO A POINT FOR CORNER;
THENCE N 16° 47' 08" E, A DISTANCE OF 35.90 FEET TO A POINT FOR CORNER;
THENCE N 57° 23' 57" E, A DISTANCE OF 121.19 FEET TO A POINT FOR CORNER;
THENCE S 30° 29' 09" E, A DISTANCE OF 50.03 FEET TO A POINT FOR CORNER;
THENCE N 73° 39' 49" E, A DISTANCE OF 120.37 FEET TO A POINT FOR CORNER;
THENCE S 79° 52' 40" E, A DISTANCE OF 52.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 169° 11' 29", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S 60° 42' 36" E, A DISTANCE OF 99.56 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 147.65 FEET TO A POINT FOR CORNER;
THENCE S 59° 51' 44" E, A DISTANCE OF 9.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01° 31' 11", A RADIUS OF 3351.00 FEET AND A CHORD BEARING AND DISTANCE OF N 61° 41' 36" E, A DISTANCE OF 88.89 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 88.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $34^{\circ} 04' 15''$, A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF N $45^{\circ} 25' 04''$ E, A DISTANCE OF 73.24 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 74.33 FEET TO A POINT FOR CORNER;
 THENCE N $15^{\circ} 41' 28''$ W, A DISTANCE OF 14.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $56^{\circ} 16' 06''$, A RADIUS OF 180.00 FEET AND A CHORD BEARING AND DISTANCE OF N $28^{\circ} 44' 37''$ W, A DISTANCE OF 169.75 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 176.77 FEET TO A POINT FOR CORNER;
 THENCE N $00^{\circ} 36' 33''$ W, A DISTANCE OF 283.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $29^{\circ} 36' 17''$, A RADIUS OF 280.00 FEET AND A CHORD BEARING AND DISTANCE OF N $14^{\circ} 11' 35''$ E, A DISTANCE OF 143.07 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.68 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $29^{\circ} 36' 17''$, A RADIUS OF 220.00 FEET AND A CHORD BEARING AND DISTANCE OF N $14^{\circ} 11' 35''$ E, A DISTANCE OF 112.41 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 113.67 FEET TO A POINT FOR CORNER;
 THENCE N $00^{\circ} 36' 33''$ W, A DISTANCE OF 75.17 FEET TO A POINT FOR CORNER;
 THENCE N $45^{\circ} 26' 52''$ W, A DISTANCE OF 35.45 FEET TO A POINT FOR CORNER;
 THENCE N $89^{\circ} 42' 50''$ E, A DISTANCE OF 110.00 FEET TO A POINT FOR CORNER;
 THENCE S $44^{\circ} 33' 08''$ W, A DISTANCE OF 35.26 FEET TO A POINT FOR CORNER;
 THENCE S $00^{\circ} 36' 33''$ E, A DISTANCE OF 74.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $29^{\circ} 36' 17''$, A RADIUS OF 280.00 FEET AND A CHORD BEARING AND DISTANCE OF S $14^{\circ} 11' 35''$ W, A DISTANCE OF 143.07 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 144.68 FEET TO A POINT AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $29^{\circ} 36' 17''$, A RADIUS OF 220.00 FEET AND A CHORD BEARING AND DISTANCE OF S $14^{\circ} 11' 35''$ W, A DISTANCE OF 112.41 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 113.67 FEET TO A POINT FOR CORNER;
 THENCE S $00^{\circ} 36' 33''$ E, A DISTANCE OF 283.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $43^{\circ} 22' 44''$, A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S $22^{\circ} 17' 55''$ E, A DISTANCE OF 88.70 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 90.85 FEET TO A POINT FOR CORNER;
 THENCE S $43^{\circ} 59' 17''$ E, A DISTANCE OF 14.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $60^{\circ} 17' 32''$, A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF S $74^{\circ} 08' 03''$ E, A DISTANCE OF 125.55 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 131.54 FEET;

THENCE N 75° 43' 11" E, A DISTANCE OF 129.26 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13° 58' 14", A RADIUS OF 625.00 FEET AND A CHORD BEARING AND DISTANCE OF N 82° 42' 18" E, A DISTANCE OF 152.02 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 152.40 FEET TO A POINT FOR CORNER;

THENCE N 89° 41' 25" E, A DISTANCE OF 94.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10° 39' 20", A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF S 84° 58' 55" E, A DISTANCE OF 153.21 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 153.43 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16° 34' 45", A RADIUS OF 725.00 FEET AND A CHORD BEARING AND DISTANCE OF S 87° 56' 38" E, A DISTANCE OF 209.06 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 209.79 FEET TO A POINT FOR CORNER;

THENCE N 83° 46' 00" E, A DISTANCE OF 69.57 FEET TO A POINT FOR CORNER;

THENCE N 39° 37' 34" E, A DISTANCE OF 35.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04° 26' 42", A RADIUS OF 1250.00 FEET AND A CHORD BEARING AND DISTANCE OF S 06° 09' 50" E, A DISTANCE OF 96.95 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 96.97 FEET TO A POINT FOR CORNER;

THENCE N 52° 05' 42" W, A DISTANCE OF 31.54 FEET TO A POINT FOR CORNER;

THENCE S 83° 46' 00" W, A DISTANCE OF 72.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16° 34' 45", A RADIUS OF 775.00 FEET AND A CHORD BEARING AND DISTANCE OF N 87° 56' 38" W, A DISTANCE OF 223.47 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 224.26 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 9° 39' 20", A RADIUS OF 775.00 FEET AND A CHORD BEARING AND DISTANCE OF N 84° 58' 55" W, A DISTANCE OF 143.92 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 144.13 FEET TO A POINT FOR CORNER;

THENCE S 89° 41' 25" W, A DISTANCE OF 94.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02° 27' 29", A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S 88° 27' 40" W, A DISTANCE OF 24.67 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 24.67 FEET TO A POINT FOR CORNER;

THENCE S 02° 48' 12" E, A DISTANCE OF 59.80 FEET TO A POINT FOR CORNER;

THENCE S 22° 46' 28" E, A DISTANCE OF 57.16 FEET TO A POINT FOR CORNER;

THENCE S 31° 19' 06" E, A DISTANCE OF 58.51 FEET TO A POINT FOR CORNER;

THENCE S 25° 49' 33" E, A DISTANCE OF 66.21 FEET TO A POINT FOR CORNER;

THENCE S 19° 21' 00" E, A DISTANCE OF 262.72 FEET TO A POINT FOR CORNER;

THENCE S 21° 43' 35" E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01° 41' 24", A RADIUS OF 3439.00 FEET AND A CHORD BEARING AND DISTANCE OF S 67° 25' 43" W, A DISTANCE OF 91.43 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 101.43 FEET TO A POINT FOR CORNER;

THENCE S 23° 24' 59" E, A DISTANCE OF 130.00 FEET TO A POINT FOR CORNER;

THENCE S 66° 04' 03" W, A DISTANCE OF 59.61 FEET TO A POINT FOR CORNER;

THENCE S 64° 31' 08" W, A DISTANCE OF 119.26 FEET TO A POINT FOR CORNER;

THENCE S 62° 27' 13" W, A DISTANCE OF 119.29 FEET TO A POINT FOR CORNER;

THENCE S 60° 23' 13" W, A DISTANCE OF 119.39 FEET TO A POINT FOR CORNER;

THENCE S 58° 31' 29" W, A DISTANCE OF 95.70 FEET TO A POINT FOR CORNER;

THENCE S 00° 36' 33" E, A DISTANCE OF 111.34 FEET TO A POINT FOR CORNER;

THENCE S 89° 25' 35" W, A DISTANCE OF 129.54 FEET TO A POINT FOR CORNER;

THENCE S 00° 36' 33" E, A DISTANCE OF 130.94 FEET TO A POINT FOR CORNER;

THENCE S 89° 23' 27" W, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE N 45° 36' 33" W, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

THENCE S 89° 23' 27" W, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

THENCE S 00° 36' 33" E, A DISTANCE OF 610.00 FEET TO A POINT FOR CORNER;

THENCE N 89° 23' 27" E, A DISTANCE OF 128.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40° 39' 32", A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF S 28° 34' 03" W, A DISTANCE OF 86.85 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 88.70 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47° 16' 46", A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF S 25° 15' 26" W, A DISTANCE OF 140.34 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 144.41 FEET TO A POINT FOR CORNER;

THENCE S 82° 39' 14" W, A DISTANCE OF 459.03 FEET TO A POINT FOR CORNER;

THENCE N 55° 51' 34" W, A DISTANCE OF 117.06 FEET TO A POINT FOR CORNER;

THENCE N 00° 17' 35" W, A DISTANCE OF 189.24 FEET TO A POINT FOR CORNER;

THENCE S 89° 23' 27" W A DISTANCE OF 73.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.453 ACRES OF LAND, MORE OR LESS.

TRACT 2-2.686 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT 2, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A

CENTRAL ANGLE OF $11^{\circ} 32' 56''$, A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF $N 07^{\circ} 27' 48'' W$, A DISTANCE OF 144.88 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 145.13 FEET TO A POINT FOR CORNER;
 THENCE $N 13^{\circ} 14' 16'' W$, A DISTANCE OF 63.24 FEET TO A POINT FOR CORNER;
 THENCE $N 13^{\circ} 14' 16'' W$, A DISTANCE OF 0.96 FEET TO A POINT FOR CORNER;
 THENCE $S 13^{\circ} 14' 16'' E$, A DISTANCE OF 0.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $42^{\circ} 42' 20''$, A RADIUS OF 67.00 FEET AND A CHORD BEARING AND DISTANCE OF $N 34^{\circ} 35' 26'' W$, A DISTANCE OF 48.79 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 49.94 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $79^{\circ} 43' 18''$, A RADIUS OF 65.00 FEET AND A CHORD BEARING AND DISTANCE OF $N 16^{\circ} 04' 57'' W$, A DISTANCE OF 83.32 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 90.44 FEET TO A POINT FOR CORNER;
 THENCE $N 23^{\circ} 46' 42'' E$, A DISTANCE OF 39.68 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $24^{\circ} 32' 24''$, A RADIUS OF 57.00 FEET AND A CHORD BEARING AND DISTANCE OF $N 11^{\circ} 30' 30'' E$, A DISTANCE OF 24.23 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 24.41 FEET TO A POINT FOR CORNER;
 THENCE $N 00^{\circ} 45' 42'' W$, A DISTANCE OF 327.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $23^{\circ} 59' 16''$, A RADIUS OF 1362.50 FEET AND A CHORD BEARING AND DISTANCE OF $N 12^{\circ} 45' 20'' W$, A DISTANCE OF 566.28 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 570.43 FEET TO A POINT FOR CORNER;
 THENCE $N 24^{\circ} 44' 58'' W$, A DISTANCE OF 84.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $06^{\circ} 20' 49''$, A RADIUS OF 1341.32 FEET AND A CHORD BEARING AND DISTANCE OF $N 22^{\circ} 57' 20'' W$, A DISTANCE OF 148.51 FEET;
 THENCE $N 73^{\circ} 16' 07'' E$, A DISTANCE OF 90.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $07^{\circ} 50' 42''$, A RADIUS OF 967.95 FEET AND A CHORD BEARING AND DISTANCE OF $S 17^{\circ} 21' 03'' E$, A DISTANCE OF 146.11 FEET;
 THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 146.23 FEET TO A POINT FOR CORNER;
 THENCE $S 24^{\circ} 44' 58'' E$, A DISTANCE OF 75.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $23^{\circ} 59' 16''$, A RADIUS OF 1437.50 FEET AND A CHORD BEARING AND DISTANCE OF $S 12^{\circ} 45' 20'' E$, A DISTANCE OF 597.45 FEET;
 THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 601.83 FEET TO A POINT FOR CORNER;
 THENCE $S 00^{\circ} 45' 42'' E$, A DISTANCE OF 333.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $37^{\circ} 39' 30''$, A RADIUS OF 67.00 FEET AND A CHORD BEARING AND DISTANCE OF $S 19^{\circ} 35' 27'' E$, A DISTANCE OF 43.25 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 44.04 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53° 01' 01", A RADIUS OF 65.00 FEET AND A CHORD BEARING AND DISTANCE OF S 11° 54' 42" E, A DISTANCE OF 58.02 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 60.15 FEET TO A POINT FOR CORNER;

THENCE S 14° 35' 48" W, A DISTANCE OF 44.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27° 50' 04", A RADIUS OF 57.00 FEET AND A CHORD BEARING AND DISTANCE OF S 00° 40' 46" W, A DISTANCE OF 27.42 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 27.69 FEET;

THENCE S 13° 14' 16" E, A DISTANCE OF 56.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11° 32' 56", A RADIUS OF 780.00 FEET AND A CHORD BEARING AND DISTANCE OF S 07° 27' 48" E, A DISTANCE OF 156.96 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 157.22 FEET TO A POINT FOR CORNER;

THENCE S 88° 18' 40" W A DISTANCE OF 60.00 FEET TO A POINT AND CONTAINING 2.686 ACRES OF LAND, MORE OR LESS.

TRACT 3-3.115 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT 3 SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15° 27' 28", A RADIUS OF 225.00 FEET AND A CHORD BEARING AND DISTANCE OF N 56° 39' 44" W, A DISTANCE OF 60.52 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 60.70 FEET TO A POINT FOR CORNER;

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, A DISTANCE OF 17.14 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 17.14 FEET TO A POINT FOR CORNER;

THENCE S 74° 29' 32" W, A DISTANCE OF 166.14 FEET TO A POINT FOR CORNER;

THENCE N 23° 04' 37" W, A DISTANCE OF 83.66 FEET TO A POINT FOR CORNER;

THENCE S 67° 16' 26" W, A DISTANCE OF 131.97 FEET TO A POINT FOR CORNER;

THENCE N 22° 43' 34" W, A DISTANCE OF 118.34 FEET TO A POINT FOR CORNER;

THENCE S 67° 16' 26" W, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE N 22° 43' 34" W, A DISTANCE OF 21.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 232° 39' 02", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N 03° 35' 57" E, A DISTANCE OF 89.63 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 203.03 FEET TO A POINT FOR CORNER;
THENCE N 29° 55' 28" E, A DISTANCE OF 47.94 FEET TO A POINT FOR CORNER;
THENCE N 74° 11' 17" E, A DISTANCE OF 250.93 FEET TO A POINT FOR CORNER;
THENCE S 45° 49' 26" E, A DISTANCE OF 51.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 123° 33' 45", A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S 74° 02' 05" E, A DISTANCE OF 88.11 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 107.83 FEET TO A POINT FOR CORNER;
THENCE N 85° 48' 01" E, A DISTANCE OF 143.46 FEET TO A POINT FOR CORNER;
THENCE S 29° 50' 51" E, A DISTANCE OF 48.31 FEET TO A POINT FOR CORNER;
THENCE S 48° 24' 23" E, A DISTANCE OF 30.27 FEET TO A POINT FOR CORNER;
THENCE S 25° 36' 32" W A DISTANCE OF 176.86 FEET TO A POINT AND CONTAINING 3.115 ACRES OF LAND, MORE OR LESS.

TRACT 4-0.965 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT 4;
THENCE S 89° 38' 46" W, A DISTANCE OF 500.00 FEET TO A POINT ON A LINE.
THENCE N 00° 21' 14" W, A DISTANCE OF 92.00 FEET TO A POINT ON A LINE.
THENCE N 89° 38' 46" E, A DISTANCE OF 180.00 FEET TO A POINT ON A LINE.
THENCE S 00° 21' 14" E, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE.
THENCE N 89° 38' 46" E, A DISTANCE OF 310.00 FEET TO A POINT ON A LINE.
THENCE S 00° 21' 14" E, A DISTANCE OF 72.00 FEET TO A POINT ON A LINE.
THENCE S 45° 21' 14" E, A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.965 ACRES OF LAND, MORE OR LESS.

TRACT 5-30.024 ACRES

BEING A TRACT OF LAND LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, COLLIN COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO CELINA 557 PARTNERS, L.P., RECORDED IN DOCUMENT NUMBER 20190205000119410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT 5;
THENCE N 00° 11' 07" W, A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 12° 20' 41", HAVING A RADIUS OF 275.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 59' 14" E, A DISTANCE OF 59.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 20' 41", HAVING A RADIUS OF 225.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 59' 14" E, A DISTANCE OF 48.38 FEET.

THENCE N 00° 11' 07" W, A DISTANCE OF 462.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 07° 16' 42", HAVING A RADIUS OF 1025.00 FEET, AND WHOSE LONG CHORD BEARS N 03° 27' 15" E, A DISTANCE OF 130.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 32' 08", HAVING A RADIUS OF 975.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 49' 32" E, A DISTANCE OF 145.12 FEET.

THENCE N 01° 26' 32" W, A DISTANCE OF 163.54 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 44° 55' 37", HAVING A RADIUS OF 275.00 FEET, AND WHOSE LONG CHORD BEARS N 21° 01' 16" E, A DISTANCE OF 210.15 FEET.

THENCE N 43° 29' 05" E, A DISTANCE OF 107.98 FEET TO A POINT ON A LINE.

THENCE N 03° 09' 50" W, A DISTANCE OF 13.73 FEET TO A POINT ON A LINE.

THENCE N 26° 37' 14" E, A DISTANCE OF 70.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 28° 58' 31", HAVING A RADIUS OF 400.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 53' 31" E, A DISTANCE OF 200.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 34° 10' 19", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 51° 29' 25" E, A DISTANCE OF 88.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 29° 59' 16", HAVING A RADIUS OF 475.00 FEET, AND WHOSE LONG CHORD BEARS S 83° 34' 13" E, A DISTANCE OF 245.78 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 23° 29' 56", HAVING A RADIUS OF 525.00 FEET, AND WHOSE LONG CHORD BEARS S 86° 48' 53" E, A DISTANCE OF 213.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 02' 54", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 84° 35' 22" E, A DISTANCE OF 49.64 FEET.

THENCE N 85° 53' 10" E, A DISTANCE OF 112.68 FEET TO A POINT ON A LINE.

THENCE S 04° 06' 50" E, A DISTANCE OF 1127.29 FEET TO A POINT ON A LINE.

THENCE S 04° 14' 30" E, A DISTANCE OF 49.85 FEET TO A POINT ON A LINE.

THENCE S 89° 42' 42" W, A DISTANCE OF 620.02 FEET TO A POINT ON A LINE.

THENCE N 89° 56' 24" W, A DISTANCE OF 311.73 FEET TO A POINT ON A LINE.

THENCE S 89° 51' 51" W, A DISTANCE OF 23.09 FEET TO A POINT ON A LINE.

THENCE S 00° 17' 18" E, A DISTANCE OF 19.58 FEET TO A POINT ON A LINE.

THENCE S 89° 42' 42" W, A DISTANCE OF 120.00 FEET TO A POINT ON A LINE.

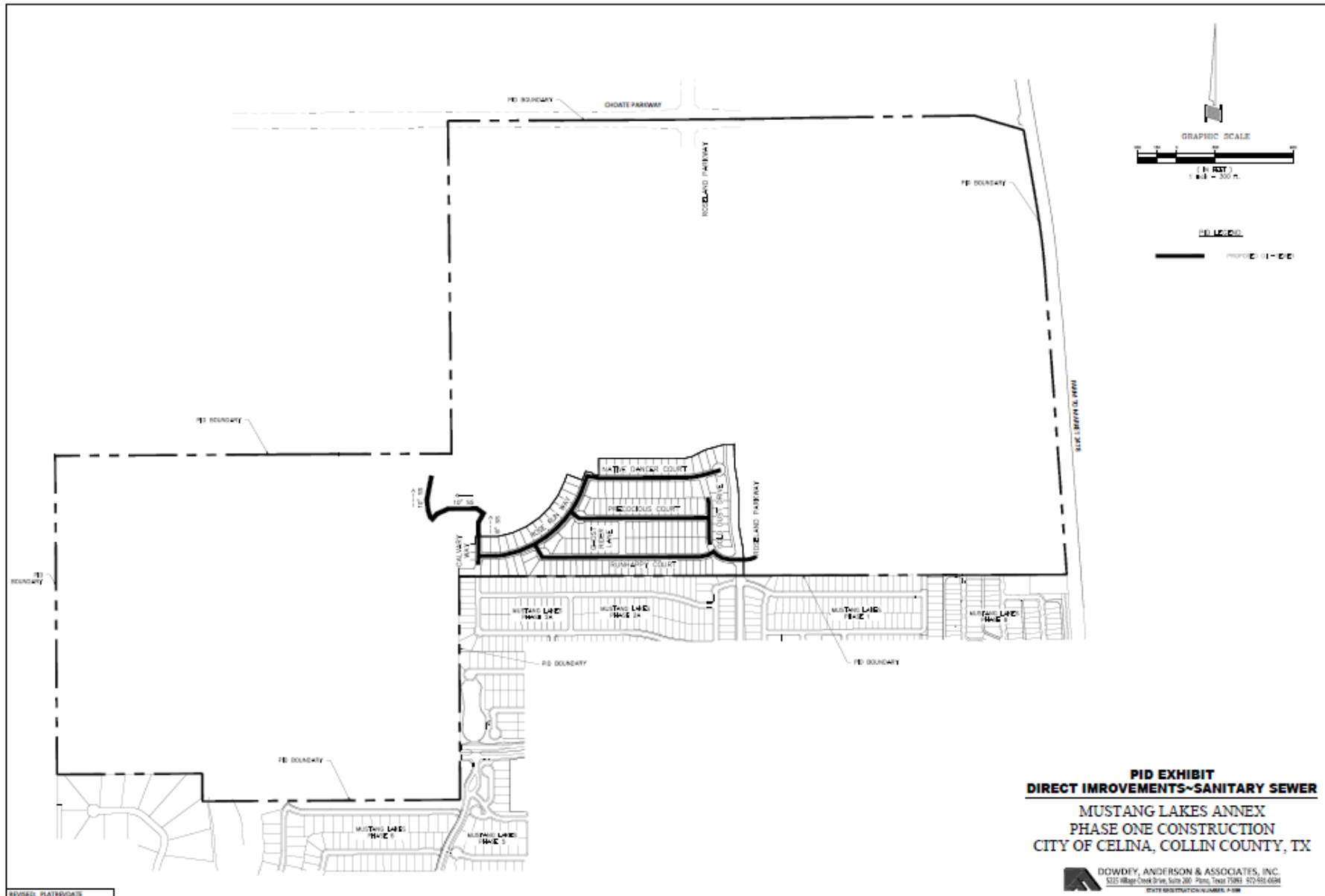
THENCE N 00° 17' 18" W, A DISTANCE OF 19.90 FEET TO A POINT ON A LINE.

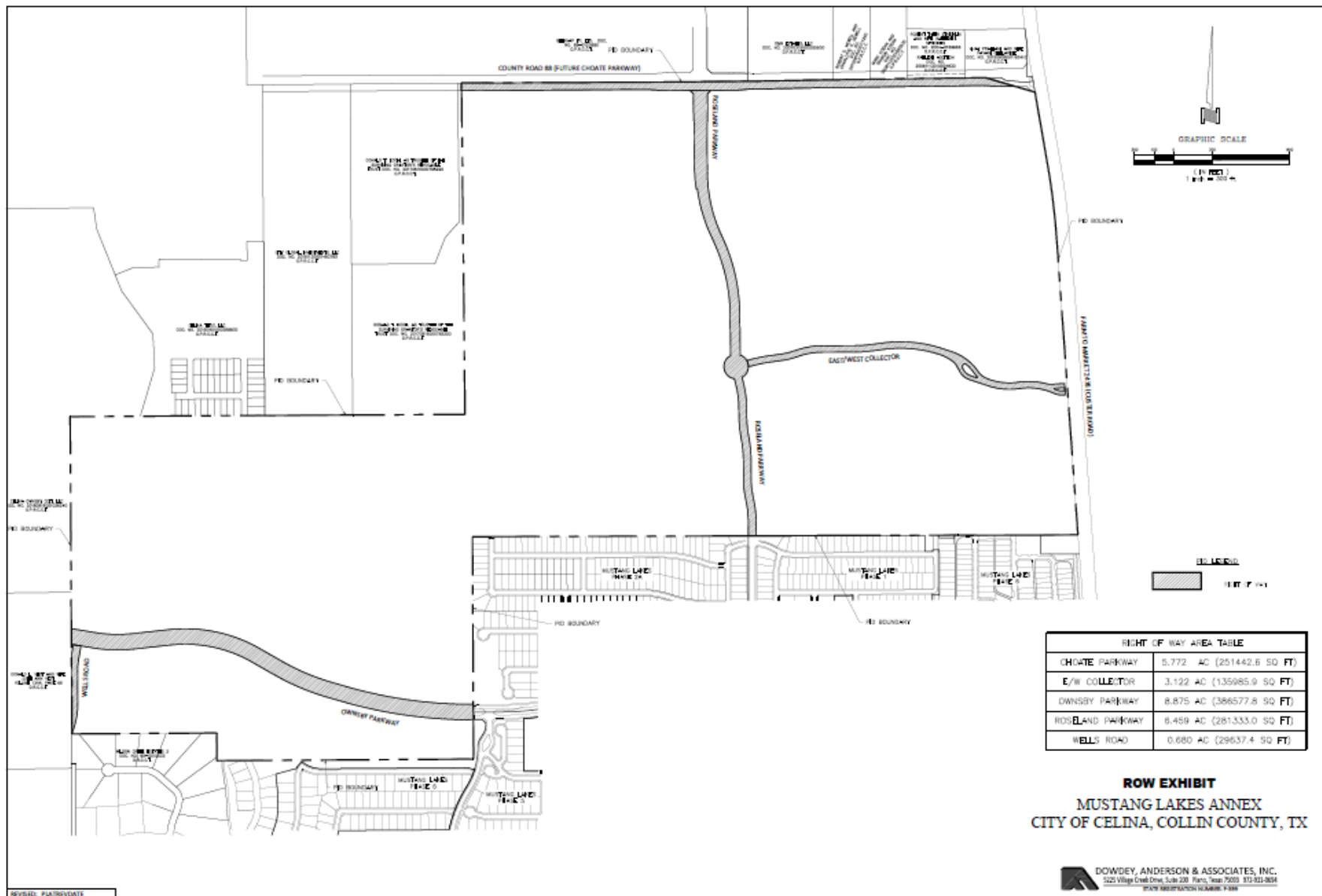
THENCE S 89° 51' 51" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.024 ACRES OF LAND, MORE OR LESS.

FOR PAPE-DAWSON CONSULTING ENGINEERS, LLC.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS





APPENDIX E
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 the ***Mustang Lakes (Annex) 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 F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of five Lot Types.

“**Lot Type 1**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 86 feet, as provided by the Zoning Ordinance.

“**Lot Type 2**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 74 feet, as provided by the Zoning Ordinance.

“**Lot Type 3**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 60 feet, as provided by the Zoning Ordinance.

“**Lot Type 4**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 50 feet, as provided by the Zoning Ordinance.

“**Lot Type 5**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 40 feet, as provided by the Zoning Ordinance.

A) Proposed Development

Table F-1 shows the original proposed residential units to be developed within the PID.

Table F-1
Proposed Development within the PID - Original

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	245	Units
Lot Type 3 (60 Ft Lot)	452	Units
Lot Type 4 (50 Ft Lot)	560	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,436	Units

Table F-2 shows the revised proposed residential units to be developed within the PID.

Table F-2
Proposed Development within the PID - Revised

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	250	Units
Lot Type 3 (60 Ft Lot)	446	Units
Lot Type 4 (50 Ft Lot)	562	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,437	Units

Table F-3 shows the proposed residential units within Phase #1.

Table F-3
Proposed Development - Phase #1

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	0	Units
Lot Type 2 (74 Ft Lot)	0	Units
Lot Type 3 (60 Ft Lot)	62	Units
Lot Type 4 (50 Ft Lot)	90	Units
Lot Type 5 (40 Ft Lot)	0	Units
Total	152	Units

Table F-4 shows the original proposed residential Lot Types within the Major Improvement Area.

Table F-4
Proposed Development - Major Improvement Area - Original

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	245	Units
Lot Type 3 (60 Ft Lot)	390	Units
Lot Type 4 (50 Ft Lot)	470	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,284	Units

Table F-5 shows the revised proposed residential Lot Types within the Major Improvement Area.

Table F-5
Proposed Development - Major Improvement Area - Revised

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	250	Units
Lot Type 3 (60 Ft Lot)	384	Units
Lot Type 4 (50 Ft Lot)	472	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,285	Units

Table F-6 shows the revised proposed residential Lot Types within Phase #2.

Table F-6
Proposed Development – Phase #2

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	0	Units
Lot Type 2 (74 Ft Lot)	24	Units
Lot Type 3 (60 Ft Lot)	126	Units
Lot Type 4 (50 Ft Lot)	87	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	268	Units

B) Calculation of Equivalent Units

As explained under Section V.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of (i) the Phase #1 Initial Projects shall be financed in part with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects), (ii) the Phase #1 Additional Major Improvements shall be financed in part with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements), (iii) the Phase #2 Initial Projects shall be financed in part with the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects), and (iv) the Phase #2 Additional Major Improvements shall be financed in part with the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements). The City Council has further determined that the Actual Costs of such Authorized Improvements shall be allocated to the Phase #1 Assessed Property and Phase #2 Assessed Property by spreading the entirety of each Assessment across the Parcels within Phase #1 and Phase #2 based on the estimated Equivalent Units. Prior to allocating the Budgeted Costs of the Initial Major Improvements and the Additional Major Improvements to the Phase #1 Assessed Property and Phase #2 Assessed Property, the pro-rata share of such costs allocable to the Mixed-Use Parcels was subtracted first.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Phase #1 Assessed Property and Phase #2 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., 86 Ft, 74 Ft, etc.); (ii) current and projected home prices; (iii) the Budgeted 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 (86 Ft Lots) representing the highest value to Lot Type 5 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-7. 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 (86 Ft Lots) to 1.0.

Table F-7
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor
Lot Type 1 (86 Ft Lot)	\$1,100,000	1.00 per dwelling unit
Lot Type 2 (74 Ft Lot)	\$1,080,000	0.98 per dwelling unit
Lot Type 3 (60 Ft Lot)	\$890,000	0.81 per dwelling unit
Lot Type 4 (50 Ft Lot)	\$635,000	0.58 per dwelling unit
Lot Type 5 (40 Ft Lot)	\$570,000	0.52 per dwelling unit

The total estimated Equivalent Units for Phase #1 are shown in Table F-8 as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase #1.

Table F-8
Estimated Equivalent Units - Phase #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	0	1.00	0.00
Lot Type 2 (74 Ft Lot)	0	0.98	0.00
Lot Type 3 (60 Ft Lot)	62	0.81	50.22
Lot Type 4 (50 Ft Lot)	90	0.58	52.20
Lot Type 5 (40 Ft Lot)	0	0.52	0.00
Total Equivalent Units	152		102.42

The total original estimated Equivalent Units for the Major Improvement Area is shown in Table F-9 as calculated based on the Equivalent Unit factors shown in Table F-7, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-9
Estimated Equivalent Units -Major Improvement Area - Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	148	1.00	148.00
Lot Type 2 (74 Ft Lot)	245	0.98	240.10
Lot Type 3 (60 Ft Lot)	390	0.81	315.90
Lot Type 4 (50 Ft Lot)	470	0.58	272.60
Lot Type 5 (40 Ft Lot)	31	0.52	16.12
Total Equivalent Units	1,284		992.72

The total revised estimated Equivalent Units for the Major Improvement Area is shown in Table F-10 as calculated based on the Equivalent Unit factors shown in Table F-7, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-10
Estimated Equivalent Units -Major Improvement Area - Revised

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	148	1.00	148.00
Lot Type 2 (74 Ft Lot)	250	0.98	245.00
Lot Type 3 (60 Ft Lot)	384	0.81	311.04
Lot Type 4 (50 Ft Lot)	472	0.58	273.76
Lot Type 5 (40 Ft Lot)	31	0.52	16.12
Total Equivalent Units	1,285		993.92

The total estimated Equivalent Units for Phase #2 are shown in Table F-11 as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase #2.

Table F-11
Estimated Equivalent Units - Phase #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	0	1.00	0
Lot Type 2 (74 Ft Lot)	24	0.98	23.52
Lot Type 3 (60 Ft Lot)	126	0.81	102.06
Lot Type 4 (50 Ft Lot)	87	0.58	50.46
Lot Type 5 (40 Ft Lot)	31	0.52	16.12
Total Equivalent Units	268		192.16

C) Allocation of Assessments to Lots within Phase #1 for the Phase #1 Initial Projects

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) which represents the total Assessment to be allocated on all Parcels within Phase #1 for the Phase #1 Initial Projects, is \$4,945,798. As shown in Table F-8, there are a total of 102.42 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$48,289.38 for the Phase #1 Initial Projects.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$48,289.38 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$48,289.38 (i.e. $\$48,289.38 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$47,323.59 (i.e. $\$48,289.38 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$39,114.40 (i.e. $\$48,289.38 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$28,007.84 (i.e. $\$48,289.38 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$25,110.48 (i.e. $\$48,289.38 \times 0.52$). Table F-12 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1 for the Phase #1 Initial Projects.

Table F-12
Assessment Per Unit - Phase #1 Initial Projects

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$48,289.38	1.00	\$48,289.38 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	0	\$48,289.38	0.98	\$47,323.59 per dwelling unit	\$0
Lot Type 3 (60 Ft Lot)	62	\$48,289.38	0.81	\$39,114.40 per dwelling unit	\$2,425,093
Lot Type 4 (50 Ft Lot)	90	\$48,289.38	0.58	\$28,007.84 per dwelling unit	\$2,520,706
Lot Type 5 (40 Ft Lot)	0	\$48,289.38	0.52	\$25,110.48 per dwelling unit	\$0
Total	152				\$4,945,798

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-13.

Table F-13
Projected Leverage - Phase #1 Initial Projects

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$48,289.38	3.56	22.78
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$47,323.59	3.13	22.82
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$39,114.40	3.07	22.75
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$28,007.84	3.57	22.67
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$25,110.48	3.19	22.70

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 F-14.

Table F-14
Estimated Tax Rate Equivalent per unit - Phase #1 Initial Projects

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$4,320.80	\$2.51	\$0.39
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$4,234.39	\$2.86	\$0.39
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$3,499.85	\$2.92	\$0.39
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$2,506.07	\$2.51	\$0.39
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$2,246.82	\$2.81	\$0.39

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 for the Phase #1 Initial Projects is shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects attached as Appendix G and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D) Allocation of Assessments to Lots within Phase #1 for the Phase #1 Additional Major Improvements

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #1 for the Phase #1 Additional Major Improvements, is \$1,760,000. As shown in Table F-8, there are a total of 102.42 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$17,184.14 for the Phase #1 Additional Major Improvements.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$17,184.14 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$17,184.14 (i.e. $\$17,184.14 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$16,840.46 (i.e. $\$17,184.14 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$13,919.16 (i.e. $\$17,184.14 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$9,966.80 (i.e. $\$17,184.14 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$8,935.75 (i.e. $\$17,184.14 \times 0.52$). Table F-15 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1 for the Phase #1 Additional Major Improvements.

Table F-15
Assessment Per Unit - Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$17,184.14	1.00	\$17,184.14 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	0	\$17,184.14	0.98	\$16,840.46 per dwelling unit	\$0
Lot Type 3 (60 Ft Lot)	62	\$17,184.14	0.81	\$13,919.16 per dwelling unit	\$862,988
Lot Type 4 (50 Ft Lot)	90	\$17,184.14	0.58	\$9,966.80 per dwelling unit	\$897,012
Lot Type 5 (40 Ft Lot)	0	\$17,184.14	0.52	\$8,935.75 per dwelling unit	\$0
Total	152				\$1,760,000

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-16.

Table F-16
Projected Leverage - Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$17,184.14	10.01	64.01
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$16,840.46	8.79	64.13
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$13,919.16	8.62	63.94
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$9,966.80	10.03	63.71
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$8,935.75	8.95	63.79

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 F-17.

Table F-17
Estimated Tax Rate Equivalent per unit - Phase #1 Additional Major Improvements

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$1,505.64	\$0.88	\$0.14
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$1,475.53	\$1.00	\$0.14
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$1,219.57	\$1.02	\$0.14
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$873.27	\$0.87	\$0.14
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$782.93	\$0.98	\$0.14

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 for the Phase #1 Additional Major Improvements is shown on the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements attached as Appendix H and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

E) Allocation of Assessments to Lots within Phase #1 for the Phase #1 Projects (Phase #1 Initial Projects and Phase #1 Additional Major Improvements Combined)

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #1, is \$6,705,798. As shown in Table F-5, there are a total of 102.42 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$65,473.52.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$65,473.52 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$65,473.52 (i.e. $\$65,473.52 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$64,164.05 (i.e. $\$65,473.52 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$53,033.55 (i.e. $\$65,473.52 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$37,974.64 (i.e. $\$65,473.52 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$34,046.23 (i.e. $\$65,473.52 \times 0.52$). Table F-18 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1.

Table F-18
Assessment Per Unit - Phase #1 Projects
Combined Phase #1 Initial Projects and Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$65,473.52	1.00	\$65,473.52 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	0	\$65,473.52	0.98	\$64,164.05 per dwelling unit	\$0
Lot Type 3 (60 Ft Lot)	62	\$65,473.52	0.81	\$53,033.55 per dwelling unit	\$3,288,080
Lot Type 4 (50 Ft Lot)	90	\$65,473.52	0.58	\$37,974.64 per dwelling unit	\$3,417,718
Lot Type 5 (40 Ft Lot)	0	\$65,473.52	0.52	\$34,046.23 per dwelling unit	\$0
Total	152				\$6,705,798

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-19.

Table F-19
Projected Leverage - Phase #1 Projects
Combined Phase #1 Initial Projects and Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$65,473.52	2.63	16.80
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$64,164.05	2.31	16.83
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$53,033.55	2.26	16.78
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$37,974.64	2.63	16.72
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$34,046.23	2.35	16.74

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 F-20.

Table F-20
Estimated Tax Rate Equivalent per unit - Phase #1 Projects
Combined Phase #1 Initial Projects and Phase #1 Additional Major Improvements

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$5,826.44	\$3.39	\$0.53
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$5,709.92	\$3.86	\$0.53
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$4,719.42	\$3.93	\$0.53
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$3,379.34	\$3.38	\$0.53
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$3,029.75	\$3.79	\$0.53

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements attached as Appendix G and Appendix H, respectively, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

F) Allocation of Assessments to Lots within Phase #2 for the Phase #2 Initial Projects

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) which represents the total Assessment to be allocated on all Parcels within Phase #2, is \$13,317,466. As shown in Table F-11, there are a total of 192.16 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$69,304.05.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$67,446.45 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$69,304.05 (i.e. $\$69,304.05 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$67,917.97 (i.e. $\$69,304.05 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$56,136.28 (i.e. $\$69,304.05 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$40,196.35 (i.e. $\$69,304.05 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$36,038.11 (i.e. $\$69,304.05 \times 0.52$). Table F-21 sets forth the Assessment per dwelling unit for each Lot Type in Phase #2.

Table F-21
Assessment Per Unit - Phase #2 Initial Projects

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$69,304.05	1.00	\$69,304.05	per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	24	\$69,304.05	0.98	\$67,917.97	per dwelling unit	\$1,630,031
Lot Type 3 (60 Ft Lot)	126	\$69,304.05	0.81	\$56,136.28	per dwelling unit	\$7,073,171
Lot Type 4 (50 Ft Lot)	87	\$69,304.05	0.58	\$40,196.35	per dwelling unit	\$3,497,082
Lot Type 5 (40 Ft Lot)	31	\$69,304.05	0.52	\$36,038.11	per dwelling unit	\$1,117,181
Total	268					\$13,317,466

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-22.

Table F-22
Projected Leverage - Phase #2 Initial Projects

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$69,304.05	2.48	15.87
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$67,917.97	2.18	15.90
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$56,136.28	2.14	16.48
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$40,196.35	2.49	17.36
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$36,038.11	2.22	15.82

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 F-23.

Table F-23
Estimated Tax Rate Equivalent per unit - Phase #2 Initial Projects

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$5,011.80	\$2.91	\$0.46
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$4,911.57	\$3.32	\$0.45
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$4,059.56	\$3.38	\$0.44
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$2,906.85	\$2.91	\$0.42
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$2,606.14	\$3.26	\$0.46

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

G) Allocation of Assessments to Lots within Phase #2 for the Phase #2 Additional Major Improvements

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #2, is \$2,548,247. As shown in Table F-11, there are a total of 192.16 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$13,261.07.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$67,446.45 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$13,261.07 (i.e. $\$13,261.07 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$12,995.85 (i.e. $\$13,261.07 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$10,741.47 (i.e. $\$13,261.07 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$7,691.42 (i.e. $\$13,261.07 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$6,895.76 (i.e. $\$13,261.07 \times 0.52$). Table F-24 sets forth the Assessment per dwelling unit for each Lot Type in Phase #2.

Table F-24
Assessment Per Unit - Phase #2 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$13,261.07	1.00	\$13,261.07 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	24	\$13,261.07	0.98	\$12,995.85 per dwelling unit	\$311,900
Lot Type 3 (60 Ft Lot)	126	\$13,261.07	0.81	\$10,741.47 per dwelling unit	\$1,353,425
Lot Type 4 (50 Ft Lot)	87	\$13,261.07	0.58	\$7,691.42 per dwelling unit	\$669,154
Lot Type 5 (40 Ft Lot)	31	\$13,261.07	0.52	\$6,895.76 per dwelling unit	\$213,768
Total	268				\$2,548,247

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-25.

Table F-25
Projected Leverage - Phase #2 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$13,261.07	12.97	82.95
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$12,995.85	11.39	83.10
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$10,741.47	11.17	86.11
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$7,691.42	13.00	90.75
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$6,895.76	11.60	82.66

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 F-26.

Table F-26
Estimated Tax Rate Equivalent per unit - Phase #2 Additional Major Improvements

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$1,017.64	\$0.59	\$0.09
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$997.29	\$0.67	\$0.09
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$824.29	\$0.69	\$0.09
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$590.23	\$0.59	\$0.08
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$529.18	\$0.66	\$0.09

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll – Phase #2 Additional Major Improvements attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

H) Allocation of Assessments to Lots within Phase #2 for the Phase #2 Projects (Phase #2 Initial Projects and Phase #2 Additional Major Improvements Combined)

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects) and the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #2, is \$15,865,713. As shown in Table F-11, there are a total of 192.16 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$82,565.12.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$82,565.12 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$82,565.12 (i.e. $\$82,565.12 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$80,913.82 (i.e. $\$82,565.12 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$66,877.75 (i.e. $\$82,565.12 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$47,887.77 (i.e. $\$82,565.12 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$42,933.86 (i.e. $\$82,565.12 \times 0.52$). Table F-27 sets forth the Assessment per dwelling unit for each Lot Type in Phase #2.

Table F-27
Assessment Per Unit - Phase #2 Projects
Combined Phase #2 Initial Projects and Phase #2 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$82,565.12	1.00	\$82,565.12 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	24	\$82,565.12	0.98	\$80,913.82 per dwelling unit	\$1,941,932
Lot Type 3 (60 Ft Lot)	126	\$82,565.12	0.81	\$66,877.75 per dwelling unit	\$8,426,596
Lot Type 4 (50 Ft Lot)	87	\$82,565.12	0.58	\$47,887.77 per dwelling unit	\$4,166,236
Lot Type 5 (40 Ft Lot)	31	\$82,565.12	0.52	\$42,933.86 per dwelling unit	\$1,330,950
Total	268				\$15,865,713

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-28.

Table F-28
Projected Leverage - Phase #2 Projects
Combined Phase #2 Initial Projects and Phase #2 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$82,565.12	2.08	13.32
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$80,913.82	1.83	13.35
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$66,877.75	1.79	13.83
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$47,887.77	2.09	14.58
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$42,933.86	1.86	13.28

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 F-29.

Table F-29
Estimated Tax Rate Equivalent per unit - Phase #2 Projects
Combined Phase #2 Initial Projects and Phase #2 Additional Major Improvements

Lot Type	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)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$6,029.45	\$3.51	\$0.55
Lot Type 2 (74 Ft Lot)	24	\$148,000	\$1,080,000	\$5,908.86	\$3.99	\$0.55
Lot Type 3 (60 Ft Lot)	126	\$120,000	\$925,000	\$4,883.85	\$4.07	\$0.53
Lot Type 4 (50 Ft Lot)	87	\$100,000	\$698,000	\$3,497.08	\$3.50	\$0.50
Lot Type 5 (40 Ft Lot)	31	\$80,000	\$570,000	\$3,135.31	\$3.92	\$0.55

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll - Phase #2 Initial Projects and the Phase #2 Assessment Roll - Phase #2 Additional Major Improvements attached as Appendix I and Appendix J, respectively, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
PHASE #1 ASSESSMENT ROLL - PHASE #1 INITIAL PROJECTS

Appendix G-1
Phase #1 Assessment Roll - Phase #1 Initial Projects

**Parcel
Assessment
Equivalent Units**

**Part of 2794473
\$4,945,798
102.42**

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$1,000	\$446,606	\$35,000	\$482,606
2	\$1,000	\$446,515	\$35,700	\$483,215
3	\$1,000	\$446,425	\$36,414	\$483,839
4	\$1,000	\$446,335	\$37,142	\$484,477
5	\$1,000	\$446,244	\$37,885	\$485,129
6	\$98,510	\$297,930	\$38,643	\$435,083
7	\$103,459	\$291,990	\$39,416	\$434,865
8	\$108,709	\$285,751	\$40,204	\$434,665
9	\$114,278	\$279,196	\$41,008	\$434,483
10	\$120,186	\$272,305	\$41,828	\$434,319
11	\$126,452	\$265,058	\$42,665	\$434,174
12	\$133,098	\$257,433	\$43,518	\$434,049
13	\$140,147	\$249,407	\$44,388	\$433,943
14	\$147,624	\$240,956	\$45,276	\$433,857
15	\$155,554	\$232,055	\$46,182	\$433,791
16	\$163,965	\$222,675	\$47,105	\$433,745
17	\$172,886	\$212,788	\$48,047	\$433,721
18	\$182,347	\$202,363	\$49,008	\$433,718
19	\$192,380	\$191,367	\$49,989	\$433,736
20	\$203,021	\$179,766	\$50,988	\$433,776
21	\$214,307	\$167,524	\$52,008	\$433,839
22	\$226,275	\$154,602	\$53,048	\$433,925
23	\$238,967	\$140,957	\$54,109	\$434,033
24	\$252,427	\$126,548	\$55,191	\$434,166
25	\$266,701	\$111,326	\$56,295	\$434,322
26	\$281,837	\$95,244	\$57,421	\$434,503
27	\$297,890	\$78,249	\$58,570	\$434,709
28	\$314,912	\$60,287	\$59,741	\$434,940
29	\$332,963	\$41,297	\$60,936	\$435,196
30	\$351,903	\$21,220	\$62,155	\$435,278
Total	\$4,945,798	\$6,910,419	\$1,419,883	\$13,276,100

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - 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
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 1 (86 Ft)
\$48,289.38
1.00**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$10	\$4,361	\$342	\$4,712
2	\$10	\$4,360	\$349	\$4,718
3	\$10	\$4,359	\$356	\$4,724
4	\$10	\$4,358	\$363	\$4,730
5	\$10	\$4,357	\$370	\$4,737
6	\$962	\$2,909	\$377	\$4,248
7	\$1,010	\$2,851	\$385	\$4,246
8	\$1,061	\$2,790	\$393	\$4,244
9	\$1,116	\$2,726	\$400	\$4,242
10	\$1,173	\$2,659	\$408	\$4,241
11	\$1,235	\$2,588	\$417	\$4,239
12	\$1,300	\$2,514	\$425	\$4,238
13	\$1,368	\$2,435	\$433	\$4,237
14	\$1,441	\$2,353	\$442	\$4,236
15	\$1,519	\$2,266	\$451	\$4,235
16	\$1,601	\$2,174	\$460	\$4,235
17	\$1,688	\$2,078	\$469	\$4,235
18	\$1,780	\$1,976	\$479	\$4,235
19	\$1,878	\$1,868	\$488	\$4,235
20	\$1,982	\$1,755	\$498	\$4,235
21	\$2,092	\$1,636	\$508	\$4,236
22	\$2,209	\$1,509	\$518	\$4,237
23	\$2,333	\$1,376	\$528	\$4,238
24	\$2,465	\$1,236	\$539	\$4,239
25	\$2,604	\$1,087	\$550	\$4,241
26	\$2,752	\$930	\$561	\$4,242
27	\$2,909	\$764	\$572	\$4,244
28	\$3,075	\$589	\$583	\$4,247
29	\$3,251	\$403	\$595	\$4,249
30	\$3,436	\$207	\$607	\$4,250
Total	\$48,289	\$67,471	\$13,863	\$129,624

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-3
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (74 Ft)
\$47,323.59
0.98

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$10	\$4,273	\$335	\$4,618
2	\$10	\$4,272	\$342	\$4,624
3	\$10	\$4,272	\$348	\$4,630
4	\$10	\$4,271	\$355	\$4,636
5	\$10	\$4,270	\$363	\$4,642
6	\$943	\$2,851	\$370	\$4,163
7	\$990	\$2,794	\$377	\$4,161
8	\$1,040	\$2,734	\$385	\$4,159
9	\$1,093	\$2,671	\$392	\$4,157
10	\$1,150	\$2,606	\$400	\$4,156
11	\$1,210	\$2,536	\$408	\$4,154
12	\$1,274	\$2,463	\$416	\$4,153
13	\$1,341	\$2,386	\$425	\$4,152
14	\$1,413	\$2,306	\$433	\$4,151
15	\$1,488	\$2,220	\$442	\$4,151
16	\$1,569	\$2,131	\$451	\$4,150
17	\$1,654	\$2,036	\$460	\$4,150
18	\$1,745	\$1,936	\$469	\$4,150
19	\$1,841	\$1,831	\$478	\$4,150
20	\$1,943	\$1,720	\$488	\$4,151
21	\$2,051	\$1,603	\$498	\$4,151
22	\$2,165	\$1,479	\$508	\$4,152
23	\$2,287	\$1,349	\$518	\$4,153
24	\$2,415	\$1,211	\$528	\$4,154
25	\$2,552	\$1,065	\$539	\$4,156
26	\$2,697	\$911	\$549	\$4,158
27	\$2,850	\$749	\$560	\$4,159
28	\$3,013	\$577	\$572	\$4,162
29	\$3,186	\$395	\$583	\$4,164
30	\$3,367	\$203	\$595	\$4,165
Total	\$47,324	\$66,122	\$13,586	\$127,032

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-4
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 3 (60 Ft)
\$39,114.40
0.81**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$8	\$3,532	\$277	\$3,817
2	\$8	\$3,531	\$282	\$3,822
3	\$8	\$3,531	\$288	\$3,826
4	\$8	\$3,530	\$294	\$3,832
5	\$8	\$3,529	\$300	\$3,837
6	\$779	\$2,356	\$306	\$3,441
7	\$818	\$2,309	\$312	\$3,439
8	\$860	\$2,260	\$318	\$3,438
9	\$904	\$2,208	\$324	\$3,436
10	\$951	\$2,154	\$331	\$3,435
11	\$1,000	\$2,096	\$337	\$3,434
12	\$1,053	\$2,036	\$344	\$3,433
13	\$1,108	\$1,972	\$351	\$3,432
14	\$1,168	\$1,906	\$358	\$3,431
15	\$1,230	\$1,835	\$365	\$3,431
16	\$1,297	\$1,761	\$373	\$3,430
17	\$1,367	\$1,683	\$380	\$3,430
18	\$1,442	\$1,600	\$388	\$3,430
19	\$1,521	\$1,513	\$395	\$3,430
20	\$1,606	\$1,422	\$403	\$3,431
21	\$1,695	\$1,325	\$411	\$3,431
22	\$1,790	\$1,223	\$420	\$3,432
23	\$1,890	\$1,115	\$428	\$3,433
24	\$1,996	\$1,001	\$436	\$3,434
25	\$2,109	\$880	\$445	\$3,435
26	\$2,229	\$753	\$454	\$3,436
27	\$2,356	\$619	\$463	\$3,438
28	\$2,491	\$477	\$472	\$3,440
29	\$2,633	\$327	\$482	\$3,442
30	\$2,783	\$168	\$492	\$3,442
Total	\$39,114	\$54,652	\$11,229	\$104,996

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-5
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 4 (50 Ft)
\$28,007.84
0.58**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$6	\$2,529	\$198	\$2,733
2	\$6	\$2,529	\$202	\$2,736
3	\$6	\$2,528	\$206	\$2,740
4	\$6	\$2,528	\$210	\$2,744
5	\$6	\$2,527	\$215	\$2,747
6	\$558	\$1,687	\$219	\$2,464
7	\$586	\$1,654	\$223	\$2,463
8	\$616	\$1,618	\$228	\$2,461
9	\$647	\$1,581	\$232	\$2,460
10	\$681	\$1,542	\$237	\$2,460
11	\$716	\$1,501	\$242	\$2,459
12	\$754	\$1,458	\$246	\$2,458
13	\$794	\$1,412	\$251	\$2,457
14	\$836	\$1,365	\$256	\$2,457
15	\$881	\$1,314	\$262	\$2,457
16	\$929	\$1,261	\$267	\$2,456
17	\$979	\$1,205	\$272	\$2,456
18	\$1,033	\$1,146	\$278	\$2,456
19	\$1,089	\$1,084	\$283	\$2,456
20	\$1,150	\$1,018	\$289	\$2,456
21	\$1,214	\$949	\$295	\$2,457
22	\$1,281	\$876	\$300	\$2,457
23	\$1,353	\$798	\$306	\$2,458
24	\$1,429	\$717	\$313	\$2,459
25	\$1,510	\$630	\$319	\$2,460
26	\$1,596	\$539	\$325	\$2,461
27	\$1,687	\$443	\$332	\$2,462
28	\$1,783	\$341	\$338	\$2,463
29	\$1,886	\$234	\$345	\$2,464
30	\$1,993	\$120	\$352	\$2,465
Total	\$28,008	\$39,133	\$8,041	\$75,182

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-6
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 5 (40 Ft)
\$25,110.48
0.52

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$5	\$2,267	\$178	\$2,450
2	\$5	\$2,267	\$181	\$2,453
3	\$5	\$2,267	\$185	\$2,457
4	\$5	\$2,266	\$189	\$2,460
5	\$5	\$2,266	\$192	\$2,463
6	\$500	\$1,513	\$196	\$2,209
7	\$525	\$1,482	\$200	\$2,208
8	\$552	\$1,451	\$204	\$2,207
9	\$580	\$1,418	\$208	\$2,206
10	\$610	\$1,383	\$212	\$2,205
11	\$642	\$1,346	\$217	\$2,204
12	\$676	\$1,307	\$221	\$2,204
13	\$712	\$1,266	\$225	\$2,203
14	\$750	\$1,223	\$230	\$2,203
15	\$790	\$1,178	\$234	\$2,202
16	\$832	\$1,131	\$239	\$2,202
17	\$878	\$1,080	\$244	\$2,202
18	\$926	\$1,027	\$249	\$2,202
19	\$977	\$972	\$254	\$2,202
20	\$1,031	\$913	\$259	\$2,202
21	\$1,088	\$851	\$264	\$2,203
22	\$1,149	\$785	\$269	\$2,203
23	\$1,213	\$716	\$275	\$2,204
24	\$1,282	\$642	\$280	\$2,204
25	\$1,354	\$565	\$286	\$2,205
26	\$1,431	\$484	\$292	\$2,206
27	\$1,512	\$397	\$297	\$2,207
28	\$1,599	\$306	\$303	\$2,208
29	\$1,690	\$210	\$309	\$2,210
30	\$1,787	\$108	\$316	\$2,210
Total	\$25,110	\$35,085	\$7,209	\$67,405

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX H
**PHASE #1 ASSESSMENT ROLL - PHASE #1 ADDITIONAL MAJOR
IMPROVEMENTS**

Appendix H-1
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements

**Parcel
Assessment
Equivalent Units**

**Part of 2794473
\$1,760,000
102.42**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$1,000	\$158,928	\$10,000	\$169,928
2	\$1,000	\$158,838	\$10,200	\$170,038
3	\$1,000	\$158,747	\$10,404	\$170,151
4	\$1,000	\$158,657	\$10,612	\$170,269
5	\$1,000	\$158,567	\$10,824	\$170,391
6	\$34,360	\$105,827	\$11,041	\$151,227
7	\$36,151	\$103,755	\$11,262	\$151,167
8	\$38,051	\$101,575	\$11,487	\$151,113
9	\$40,066	\$99,280	\$11,717	\$151,063
10	\$42,204	\$96,864	\$11,951	\$151,019
11	\$44,471	\$94,319	\$12,190	\$150,980
12	\$46,874	\$91,638	\$12,434	\$150,946
13	\$49,424	\$88,811	\$12,682	\$150,918
14	\$52,128	\$85,831	\$12,936	\$150,895
15	\$54,995	\$82,688	\$13,195	\$150,878
16	\$58,036	\$79,371	\$13,459	\$150,866
17	\$61,261	\$75,872	\$13,728	\$150,861
18	\$64,681	\$72,178	\$14,002	\$150,861
19	\$68,307	\$68,278	\$14,282	\$150,867
20	\$72,153	\$64,159	\$14,568	\$150,880
21	\$76,231	\$59,808	\$14,859	\$150,898
22	\$80,556	\$55,211	\$15,157	\$150,923
23	\$85,142	\$50,354	\$15,460	\$150,955
24	\$90,005	\$45,220	\$15,769	\$150,993
25	\$95,162	\$39,792	\$16,084	\$151,038
26	\$100,630	\$34,054	\$16,406	\$151,090
27	\$106,428	\$27,986	\$16,734	\$151,149
28	\$112,577	\$21,568	\$17,069	\$151,215
29	\$119,097	\$14,780	\$17,410	\$151,288
30	\$126,011	\$7,598	\$17,758	\$151,368
Total	\$1,760,000	\$2,460,553	\$405,681	\$4,626,234

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-2
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 1 (86 Ft)
\$17,184.14
1.00

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$10	\$1,552	\$98	\$1,659
2	\$10	\$1,551	\$100	\$1,660
3	\$10	\$1,550	\$102	\$1,661
4	\$10	\$1,549	\$104	\$1,662
5	\$10	\$1,548	\$106	\$1,664
6	\$335	\$1,033	\$108	\$1,477
7	\$353	\$1,013	\$110	\$1,476
8	\$372	\$992	\$112	\$1,475
9	\$391	\$969	\$114	\$1,475
10	\$412	\$946	\$117	\$1,475
11	\$434	\$921	\$119	\$1,474
12	\$458	\$895	\$121	\$1,474
13	\$483	\$867	\$124	\$1,474
14	\$509	\$838	\$126	\$1,473
15	\$537	\$807	\$129	\$1,473
16	\$567	\$775	\$131	\$1,473
17	\$598	\$741	\$134	\$1,473
18	\$632	\$705	\$137	\$1,473
19	\$667	\$667	\$139	\$1,473
20	\$704	\$626	\$142	\$1,473
21	\$744	\$584	\$145	\$1,473
22	\$787	\$539	\$148	\$1,474
23	\$831	\$492	\$151	\$1,474
24	\$879	\$442	\$154	\$1,474
25	\$929	\$389	\$157	\$1,475
26	\$983	\$332	\$160	\$1,475
27	\$1,039	\$273	\$163	\$1,476
28	\$1,099	\$211	\$167	\$1,476
29	\$1,163	\$144	\$170	\$1,477
30	\$1,230	\$74	\$173	\$1,478
Total	\$17,184	\$24,024	\$3,961	\$45,169

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-3
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (74 Ft)
\$16,840.46
0.98

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$10	\$1,521	\$96	\$1,626
2	\$10	\$1,520	\$98	\$1,627
3	\$10	\$1,519	\$100	\$1,628
4	\$10	\$1,518	\$102	\$1,629
5	\$10	\$1,517	\$104	\$1,630
6	\$329	\$1,013	\$106	\$1,447
7	\$346	\$993	\$108	\$1,446
8	\$364	\$972	\$110	\$1,446
9	\$383	\$950	\$112	\$1,445
10	\$404	\$927	\$114	\$1,445
11	\$426	\$902	\$117	\$1,445
12	\$449	\$877	\$119	\$1,444
13	\$473	\$850	\$121	\$1,444
14	\$499	\$821	\$124	\$1,444
15	\$526	\$791	\$126	\$1,444
16	\$555	\$759	\$129	\$1,444
17	\$586	\$726	\$131	\$1,444
18	\$619	\$691	\$134	\$1,444
19	\$654	\$653	\$137	\$1,444
20	\$690	\$614	\$139	\$1,444
21	\$729	\$572	\$142	\$1,444
22	\$771	\$528	\$145	\$1,444
23	\$815	\$482	\$148	\$1,444
24	\$861	\$433	\$151	\$1,445
25	\$911	\$381	\$154	\$1,445
26	\$963	\$326	\$157	\$1,446
27	\$1,018	\$268	\$160	\$1,446
28	\$1,077	\$206	\$163	\$1,447
29	\$1,140	\$141	\$167	\$1,448
30	\$1,206	\$73	\$170	\$1,448
Total	\$16,840	\$23,544	\$3,882	\$44,266

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-4
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 3 (60 Ft)
\$13,919.16
0.81**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$8	\$1,257	\$79	\$1,344
2	\$8	\$1,256	\$81	\$1,345
3	\$8	\$1,255	\$82	\$1,346
4	\$8	\$1,255	\$84	\$1,347
5	\$8	\$1,254	\$86	\$1,348
6	\$272	\$837	\$87	\$1,196
7	\$286	\$821	\$89	\$1,196
8	\$301	\$803	\$91	\$1,195
9	\$317	\$785	\$93	\$1,195
10	\$334	\$766	\$95	\$1,194
11	\$352	\$746	\$96	\$1,194
12	\$371	\$725	\$98	\$1,194
13	\$391	\$702	\$100	\$1,194
14	\$412	\$679	\$102	\$1,193
15	\$435	\$654	\$104	\$1,193
16	\$459	\$628	\$106	\$1,193
17	\$484	\$600	\$109	\$1,193
18	\$512	\$571	\$111	\$1,193
19	\$540	\$540	\$113	\$1,193
20	\$571	\$507	\$115	\$1,193
21	\$603	\$473	\$118	\$1,193
22	\$637	\$437	\$120	\$1,194
23	\$673	\$398	\$122	\$1,194
24	\$712	\$358	\$125	\$1,194
25	\$753	\$315	\$127	\$1,195
26	\$796	\$269	\$130	\$1,195
27	\$842	\$221	\$132	\$1,195
28	\$890	\$171	\$135	\$1,196
29	\$942	\$117	\$138	\$1,196
30	\$997	\$60	\$140	\$1,197
Total	\$13,919	\$19,460	\$3,208	\$36,587

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-5
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 4 (50 Ft)
\$9,966.80
0.58**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$6	\$900	\$57	\$962
2	\$6	\$899	\$58	\$963
3	\$6	\$899	\$59	\$964
4	\$6	\$898	\$60	\$964
5	\$6	\$898	\$61	\$965
6	\$195	\$599	\$63	\$856
7	\$205	\$588	\$64	\$856
8	\$215	\$575	\$65	\$856
9	\$227	\$562	\$66	\$855
10	\$239	\$549	\$68	\$855
11	\$252	\$534	\$69	\$855
12	\$265	\$519	\$70	\$855
13	\$280	\$503	\$72	\$855
14	\$295	\$486	\$73	\$855
15	\$311	\$468	\$75	\$854
16	\$329	\$449	\$76	\$854
17	\$347	\$430	\$78	\$854
18	\$366	\$409	\$79	\$854
19	\$387	\$387	\$81	\$854
20	\$409	\$363	\$82	\$854
21	\$432	\$339	\$84	\$855
22	\$456	\$313	\$86	\$855
23	\$482	\$285	\$88	\$855
24	\$510	\$256	\$89	\$855
25	\$539	\$225	\$91	\$855
26	\$570	\$193	\$93	\$856
27	\$603	\$158	\$95	\$856
28	\$638	\$122	\$97	\$856
29	\$674	\$84	\$99	\$857
30	\$714	\$43	\$101	\$857
Total	\$9,967	\$13,934	\$2,297	\$26,198

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-6
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 5 (40 Ft)
\$8,935.75
0.52

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$5	\$807	\$51	\$863
2	\$5	\$806	\$52	\$863
3	\$5	\$806	\$53	\$864
4	\$5	\$806	\$54	\$864
5	\$5	\$805	\$55	\$865
6	\$174	\$537	\$56	\$768
7	\$184	\$527	\$57	\$767
8	\$193	\$516	\$58	\$767
9	\$203	\$504	\$59	\$767
10	\$214	\$492	\$61	\$767
11	\$226	\$479	\$62	\$767
12	\$238	\$465	\$63	\$766
13	\$251	\$451	\$64	\$766
14	\$265	\$436	\$66	\$766
15	\$279	\$420	\$67	\$766
16	\$295	\$403	\$68	\$766
17	\$311	\$385	\$70	\$766
18	\$328	\$366	\$71	\$766
19	\$347	\$347	\$73	\$766
20	\$366	\$326	\$74	\$766
21	\$387	\$304	\$75	\$766
22	\$409	\$280	\$77	\$766
23	\$432	\$256	\$78	\$766
24	\$457	\$230	\$80	\$767
25	\$483	\$202	\$82	\$767
26	\$511	\$173	\$83	\$767
27	\$540	\$142	\$85	\$767
28	\$572	\$110	\$87	\$768
29	\$605	\$75	\$88	\$768
30	\$640	\$39	\$90	\$769
Total	\$8,936	\$12,493	\$2,060	\$23,488

1 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX I
PHASE #2 ASSESSMENT ROLL – PHASE #2 INITIAL PROJECTS

Appendix I-1
Phase #2 Assessment Roll – Phase #2 Initial Projects

**Parcel
Assessment
Equivalent Units**

**Part of R-6945-001-
0180-1, R-6945-001-
0140-1, R-6945-004-
0280-1
\$13,317,466
192.16**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$195,000	\$737,788	\$35,000	\$967,788
2	\$205,000	\$726,985	\$35,700	\$967,685
3	\$215,000	\$715,628	\$36,414	\$967,042
4	\$226,000	\$703,717	\$37,142	\$966,859
5	\$237,000	\$691,196	\$37,885	\$966,081
6	\$249,000	\$678,066	\$38,643	\$965,709
7	\$262,000	\$664,272	\$39,416	\$965,688
8	\$275,000	\$649,757	\$40,204	\$964,961
9	\$289,000	\$634,522	\$41,008	\$964,530
10	\$304,000	\$618,511	\$41,828	\$964,340
11	\$319,000	\$601,670	\$42,665	\$963,335
12	\$336,000	\$583,997	\$43,518	\$963,515
13	\$353,000	\$565,383	\$44,388	\$962,771
14	\$372,000	\$545,827	\$45,276	\$963,103
15	\$391,000	\$525,218	\$46,182	\$962,400
16	\$412,000	\$503,556	\$47,105	\$962,662
17	\$433,000	\$480,732	\$48,047	\$961,779
18	\$456,000	\$456,743	\$49,008	\$961,752
19	\$480,000	\$431,481	\$49,989	\$961,470
20	\$505,000	\$404,889	\$50,988	\$960,877
21	\$532,000	\$376,912	\$52,008	\$960,920
22	\$561,000	\$347,439	\$53,048	\$961,488
23	\$590,000	\$316,360	\$54,109	\$960,469
24	\$622,000	\$283,674	\$55,191	\$960,865
25	\$655,000	\$249,215	\$56,295	\$960,510
26	\$690,000	\$212,928	\$57,421	\$960,349
27	\$727,000	\$174,702	\$58,570	\$960,272
28	\$767,000	\$134,426	\$59,741	\$961,167
29	\$808,000	\$91,934	\$60,936	\$960,870
30	\$851,466	\$47,171	\$62,155	\$960,792
Total	\$13,317,466	\$14,154,700	\$1,419,883	\$28,892,049

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-2
Phase #2 Assessment Roll – Phase #2 Initial Projects by Lot Type

Parcel Assessment Equivalent Units	Lot Type 2 (74 Ft Lot) \$67,917.97 0.98
---	--

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$994	\$3,763	\$178	\$4,936
2	\$1,045	\$3,708	\$182	\$4,935
3	\$1,096	\$3,650	\$186	\$4,932
4	\$1,153	\$3,589	\$189	\$4,931
5	\$1,209	\$3,525	\$193	\$4,927
6	\$1,270	\$3,458	\$197	\$4,925
7	\$1,336	\$3,388	\$201	\$4,925
8	\$1,402	\$3,314	\$205	\$4,921
9	\$1,474	\$3,236	\$209	\$4,919
10	\$1,550	\$3,154	\$213	\$4,918
11	\$1,627	\$3,068	\$218	\$4,913
12	\$1,714	\$2,978	\$222	\$4,914
13	\$1,800	\$2,883	\$226	\$4,910
14	\$1,897	\$2,784	\$231	\$4,912
15	\$1,994	\$2,679	\$236	\$4,908
16	\$2,101	\$2,568	\$240	\$4,909
17	\$2,208	\$2,452	\$245	\$4,905
18	\$2,326	\$2,329	\$250	\$4,905
19	\$2,448	\$2,201	\$255	\$4,903
20	\$2,575	\$2,065	\$260	\$4,900
21	\$2,713	\$1,922	\$265	\$4,901
22	\$2,861	\$1,772	\$271	\$4,904
23	\$3,009	\$1,613	\$276	\$4,898
24	\$3,172	\$1,447	\$281	\$4,900
25	\$3,340	\$1,271	\$287	\$4,899
26	\$3,519	\$1,086	\$293	\$4,898
27	\$3,708	\$891	\$299	\$4,897
28	\$3,912	\$686	\$305	\$4,902
29	\$4,121	\$469	\$311	\$4,900
30	\$4,342	\$241	\$317	\$4,900
Total	\$67,918	\$72,188	\$7,241	\$147,347

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-3
Phase #2 Assessment Roll – Phase #2 Initial Projects by Lot Type

Parcel Assessment Equivalent Units	Lot Type 3 (60 Ft Lot) \$56,136.28 0.81
---	--

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$822	\$3,110	\$148	\$4,079
2	\$864	\$3,064	\$150	\$4,079
3	\$906	\$3,017	\$153	\$4,076
4	\$953	\$2,966	\$157	\$4,076
5	\$999	\$2,914	\$160	\$4,072
6	\$1,050	\$2,858	\$163	\$4,071
7	\$1,104	\$2,800	\$166	\$4,071
8	\$1,159	\$2,739	\$169	\$4,068
9	\$1,218	\$2,675	\$173	\$4,066
10	\$1,281	\$2,607	\$176	\$4,065
11	\$1,345	\$2,536	\$180	\$4,061
12	\$1,416	\$2,462	\$183	\$4,061
13	\$1,488	\$2,383	\$187	\$4,058
14	\$1,568	\$2,301	\$191	\$4,060
15	\$1,648	\$2,214	\$195	\$4,057
16	\$1,737	\$2,123	\$199	\$4,058
17	\$1,825	\$2,026	\$203	\$4,054
18	\$1,922	\$1,925	\$207	\$4,054
19	\$2,023	\$1,819	\$211	\$4,053
20	\$2,129	\$1,707	\$215	\$4,050
21	\$2,243	\$1,589	\$219	\$4,051
22	\$2,365	\$1,465	\$224	\$4,053
23	\$2,487	\$1,334	\$228	\$4,049
24	\$2,622	\$1,196	\$233	\$4,050
25	\$2,761	\$1,051	\$237	\$4,049
26	\$2,909	\$898	\$242	\$4,048
27	\$3,064	\$736	\$247	\$4,048
28	\$3,233	\$567	\$252	\$4,052
29	\$3,406	\$388	\$257	\$4,050
30	\$3,589	\$199	\$262	\$4,050
Total	\$56,136	\$59,665	\$5,985	\$121,787

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-4
Phase #2 Assessment Roll – Phase #2 Initial Projects by Lot Type

Parcel Assessment Equivalent Units	Lot Type 4 (50 Ft Lot) \$40,196.35 0.58
---	--

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$589	\$2,227	\$106	\$2,921
2	\$619	\$2,194	\$108	\$2,921
3	\$649	\$2,160	\$110	\$2,919
4	\$682	\$2,124	\$112	\$2,918
5	\$715	\$2,086	\$114	\$2,916
6	\$752	\$2,047	\$117	\$2,915
7	\$791	\$2,005	\$119	\$2,915
8	\$830	\$1,961	\$121	\$2,913
9	\$872	\$1,915	\$124	\$2,911
10	\$918	\$1,867	\$126	\$2,911
11	\$963	\$1,816	\$129	\$2,908
12	\$1,014	\$1,763	\$131	\$2,908
13	\$1,065	\$1,707	\$134	\$2,906
14	\$1,123	\$1,647	\$137	\$2,907
15	\$1,180	\$1,585	\$139	\$2,905
16	\$1,244	\$1,520	\$142	\$2,906
17	\$1,307	\$1,451	\$145	\$2,903
18	\$1,376	\$1,379	\$148	\$2,903
19	\$1,449	\$1,302	\$151	\$2,902
20	\$1,524	\$1,222	\$154	\$2,900
21	\$1,606	\$1,138	\$157	\$2,900
22	\$1,693	\$1,049	\$160	\$2,902
23	\$1,781	\$955	\$163	\$2,899
24	\$1,877	\$856	\$167	\$2,900
25	\$1,977	\$752	\$170	\$2,899
26	\$2,083	\$643	\$173	\$2,899
27	\$2,194	\$527	\$177	\$2,898
28	\$2,315	\$406	\$180	\$2,901
29	\$2,439	\$277	\$184	\$2,900
30	\$2,570	\$142	\$188	\$2,900
Total	\$40,196	\$42,723	\$4,286	\$87,205

1 - The interest is calculated using an interest rate 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-5
Phase #2 Assessment Roll – Phase #2 Initial Projects by Lot Type

Parcel Assessment Equivalent Units	Lot Type 5 (40 Ft Lot) \$36,098.11 0.52
---	--

Year	Principal ¹	Interest ¹	Administrative Expenses ²	Total Annual Installment
1	\$528	\$1,997	\$95	\$2,619
2	\$555	\$1,967	\$97	\$2,619
3	\$582	\$1,937	\$99	\$2,617
4	\$612	\$1,904	\$101	\$2,616
5	\$641	\$1,870	\$103	\$2,614
6	\$674	\$1,835	\$105	\$2,613
7	\$709	\$1,798	\$107	\$2,613
8	\$744	\$1,758	\$109	\$2,611
9	\$782	\$1,717	\$111	\$2,610
10	\$823	\$1,674	\$113	\$2,610
11	\$863	\$1,628	\$115	\$2,607
12	\$909	\$1,580	\$118	\$2,607
13	\$955	\$1,530	\$120	\$2,605
14	\$1,007	\$1,477	\$123	\$2,606
15	\$1,058	\$1,421	\$125	\$2,604
16	\$1,115	\$1,363	\$127	\$2,605
17	\$1,172	\$1,301	\$130	\$2,603
18	\$1,234	\$1,236	\$133	\$2,603
19	\$1,299	\$1,168	\$135	\$2,602
20	\$1,367	\$1,096	\$138	\$2,600
21	\$1,440	\$1,020	\$141	\$2,600
22	\$1,518	\$940	\$144	\$2,602
23	\$1,597	\$856	\$146	\$2,599
24	\$1,683	\$768	\$149	\$2,600
25	\$1,772	\$674	\$152	\$2,599
26	\$1,867	\$576	\$155	\$2,599
27	\$1,967	\$473	\$158	\$2,599
28	\$2,076	\$364	\$162	\$2,601
29	\$2,187	\$249	\$165	\$2,600
30	\$2,304	\$128	\$168	\$2,600
Total	\$36,038	\$38,304	\$3,842	\$78,184

1 - The interest is calculated using an interest rate of 9.54% in years 1 through 5 and 6.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Initial Projects).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX J
**PHASE #2 ASSESSMENT ROLL – PHASE #2 ADDITIONAL MAJOR
IMPROVEMENTS**

Appendix J-1
Phase #2 Assessment Roll – Phase #2 Additional Major Improvements

**Parcel
Assessment
Equivalent Units**

**Part of R-6945-001-
0180-1, R-6945-001-
0140-1, R-6945-004-
0280-1
\$2,548,247
192.16**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$37,000	\$141,173	\$15,000	\$193,173
2	\$39,000	\$139,123	\$15,300	\$193,423
3	\$41,000	\$136,962	\$15,606	\$193,568
4	\$43,000	\$134,691	\$15,918	\$193,609
5	\$45,000	\$132,309	\$16,236	\$193,545
6	\$48,000	\$129,816	\$16,561	\$194,377
7	\$50,000	\$127,157	\$16,892	\$194,049
8	\$53,000	\$124,387	\$17,230	\$194,617
9	\$55,000	\$121,450	\$17,575	\$194,025
10	\$58,000	\$118,403	\$17,926	\$194,330
11	\$61,000	\$115,190	\$18,285	\$194,475
12	\$64,000	\$111,811	\$18,651	\$194,461
13	\$68,000	\$108,265	\$19,024	\$195,289
14	\$71,000	\$104,498	\$19,404	\$194,902
15	\$75,000	\$100,565	\$19,792	\$195,357
16	\$79,000	\$96,410	\$20,188	\$195,598
17	\$83,000	\$92,033	\$20,592	\$195,625
18	\$87,000	\$87,435	\$21,004	\$195,439
19	\$92,000	\$82,615	\$21,424	\$196,039
20	\$97,000	\$77,518	\$21,852	\$196,370
21	\$102,000	\$72,144	\$22,289	\$196,434
22	\$107,000	\$66,494	\$22,735	\$196,229
23	\$113,000	\$60,566	\$23,190	\$196,756
24	\$119,000	\$54,306	\$23,653	\$196,959
25	\$125,000	\$47,713	\$24,127	\$196,840
26	\$132,000	\$40,788	\$24,609	\$197,397
27	\$139,000	\$33,475	\$25,101	\$197,577
28	\$147,000	\$25,775	\$25,603	\$198,378
29	\$155,000	\$17,631	\$26,115	\$198,746
30	\$163,247	\$9,044	\$26,638	\$198,928
Total	\$2,548,247	\$2,709,747	\$608,521	\$5,866,516

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-2

Phase #2 Assessment Roll – Phase #2 Additional Major Improvements by Lot Type

**Parcel
Assessment
Equivalent Units**

**Lot Type 2 (74 Ft
Lot)
\$12,995.85
0.98**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$189	\$720	\$76	\$985
2	\$199	\$710	\$78	\$986
3	\$209	\$698	\$80	\$987
4	\$219	\$687	\$81	\$987
5	\$229	\$675	\$83	\$987
6	\$245	\$662	\$84	\$991
7	\$255	\$648	\$86	\$990
8	\$270	\$634	\$88	\$993
9	\$280	\$619	\$90	\$990
10	\$296	\$604	\$91	\$991
11	\$311	\$587	\$93	\$992
12	\$326	\$570	\$95	\$992
13	\$347	\$552	\$97	\$996
14	\$362	\$533	\$99	\$994
15	\$382	\$513	\$101	\$996
16	\$403	\$492	\$103	\$998
17	\$423	\$469	\$105	\$998
18	\$444	\$446	\$107	\$997
19	\$469	\$421	\$109	\$1,000
20	\$495	\$395	\$111	\$1,001
21	\$520	\$368	\$114	\$1,002
22	\$546	\$339	\$116	\$1,001
23	\$576	\$309	\$118	\$1,003
24	\$607	\$277	\$121	\$1,004
25	\$637	\$243	\$123	\$1,004
26	\$673	\$208	\$126	\$1,007
27	\$709	\$171	\$128	\$1,008
28	\$750	\$131	\$131	\$1,012
29	\$790	\$90	\$133	\$1,014
30	\$833	\$46	\$136	\$1,015
Total	\$12,996	\$13,819	\$3,103	\$29,919

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-3

Phase #2 Assessment Roll – Phase #2 Additional Major Improvements by Lot Type

Parcel Assessment Equivalent Units	Lot Type 3 (60 Ft Lot) \$10,741.47 0.81
---	--

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$156	\$595	\$63	\$814
2	\$164	\$586	\$64	\$815
3	\$173	\$577	\$66	\$816
4	\$181	\$568	\$67	\$816
5	\$190	\$558	\$68	\$816
6	\$202	\$547	\$70	\$819
7	\$211	\$536	\$71	\$818
8	\$223	\$524	\$73	\$820
9	\$232	\$512	\$74	\$818
10	\$244	\$499	\$76	\$819
11	\$257	\$486	\$77	\$820
12	\$270	\$471	\$79	\$820
13	\$287	\$456	\$80	\$823
14	\$299	\$440	\$82	\$822
15	\$316	\$424	\$83	\$823
16	\$333	\$406	\$85	\$824
17	\$350	\$388	\$87	\$825
18	\$367	\$369	\$89	\$824
19	\$388	\$348	\$90	\$826
20	\$409	\$327	\$92	\$828
21	\$430	\$304	\$94	\$828
22	\$451	\$280	\$96	\$827
23	\$476	\$255	\$98	\$829
24	\$502	\$229	\$100	\$830
25	\$527	\$201	\$102	\$830
26	\$556	\$172	\$104	\$832
27	\$586	\$141	\$106	\$833
28	\$620	\$109	\$108	\$836
29	\$653	\$74	\$110	\$838
30	\$688	\$38	\$112	\$839
Total	\$10,741	\$11,422	\$2,565	\$24,729

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-4

Phase #2 Assessment Roll – Phase #2 Additional Major Improvements by Lot Type

**Parcel
Assessment
Equivalent Units**

**Lot Type 4 (50 Ft
Lot)
\$7,691.42
0.58**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$112	\$426	\$45	\$583
2	\$118	\$420	\$46	\$584
3	\$124	\$413	\$47	\$584
4	\$130	\$407	\$48	\$584
5	\$136	\$399	\$49	\$584
6	\$145	\$392	\$50	\$587
7	\$151	\$384	\$51	\$586
8	\$160	\$375	\$52	\$587
9	\$166	\$367	\$53	\$586
10	\$175	\$357	\$54	\$587
11	\$184	\$348	\$55	\$587
12	\$193	\$337	\$56	\$587
13	\$205	\$327	\$57	\$589
14	\$214	\$315	\$59	\$588
15	\$226	\$304	\$60	\$590
16	\$238	\$291	\$61	\$590
17	\$251	\$278	\$62	\$590
18	\$263	\$264	\$63	\$590
19	\$278	\$249	\$65	\$592
20	\$293	\$234	\$66	\$593
21	\$308	\$218	\$67	\$593
22	\$323	\$201	\$69	\$592
23	\$341	\$183	\$70	\$594
24	\$359	\$164	\$71	\$594
25	\$377	\$144	\$73	\$594
26	\$398	\$123	\$74	\$596
27	\$420	\$101	\$76	\$596
28	\$444	\$78	\$77	\$599
29	\$468	\$53	\$79	\$600
30	\$493	\$27	\$80	\$600
Total	\$7,691	\$8,179	\$1,837	\$17,707

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix I-5

Phase #2 Assessment Roll – Phase #2 Additional Major Improvements by Lot Type

**Parcel
Assessment
Equivalent Units**

**Lot Type 5 (40 Ft
Lot)
\$6,895.76
0.52**

Year	Principal¹	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$100	\$382	\$41	\$523
2	\$106	\$376	\$41	\$523
3	\$111	\$371	\$42	\$524
4	\$116	\$364	\$43	\$524
5	\$122	\$358	\$44	\$524
6	\$130	\$351	\$45	\$526
7	\$135	\$344	\$46	\$525
8	\$143	\$337	\$47	\$527
9	\$149	\$329	\$48	\$525
10	\$157	\$320	\$49	\$526
11	\$165	\$312	\$49	\$526
12	\$173	\$303	\$50	\$526
13	\$184	\$293	\$51	\$528
14	\$192	\$283	\$53	\$527
15	\$203	\$272	\$54	\$529
16	\$214	\$261	\$55	\$529
17	\$225	\$249	\$56	\$529
18	\$235	\$237	\$57	\$529
19	\$249	\$224	\$58	\$530
20	\$262	\$210	\$59	\$531
21	\$276	\$195	\$60	\$532
22	\$290	\$180	\$62	\$531
23	\$306	\$164	\$63	\$532
24	\$322	\$147	\$64	\$533
25	\$338	\$129	\$65	\$533
26	\$357	\$110	\$67	\$534
27	\$376	\$91	\$68	\$535
28	\$398	\$70	\$69	\$537
29	\$419	\$48	\$71	\$538
30	\$442	\$24	\$72	\$538
Total	\$6,896	\$7,333	\$1,647	\$15,875

1 - The interest is calculated using an interest rate of 5.54% thereafter on the Phase #2 Reimbursement Agreement Obligation (Phase #2 Additional Major Improvements).

2 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.



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
Initiated by: Robin Bromiley
Date: June 10, 2025
Re: Mustang Lakes Annex Resolution Approving Amended and Restated PID Reimbursement Agreement

Action Requested:

Consider and act upon a Resolution approving and authorizing the Mayor to execute an Amended and Restated PID Reimbursement Agreement – Mustang Lakes (Annex) Public Improvement District and resolving other related matters. (Bromiley)

Background Information:

The Amended and Restated PID Reimbursement Agreement with Mustang Lakes Annex Public Improvement District provides for a reimbursement of costs to Celina 557 Partners, L.P. The Service and Assessment Plan (SAP) approved by City Council during the public hearing portion of June 10, 2025, established the cost of the authorized improvements to Mustang Lakes Annex PID.

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 Authorized Improvements (as defined in the Reimbursement Agreement) within the PID.

Until such time as bonds secured by the assessment revenues are issued in the future, the collected assessment revenues will be deposited into an improvement assessment fund and used to reimburse the Developer and its assigns, pursuant to a completed Reimbursement Payment Request.

At such time as the City issues Mustang Lakes Annex Bonds, 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:

Legal review has been completed.

Supporting Documents:

1. Staff Presentation
2. Celina Mustang Lake Annex PID 2025 - Resolution Approving Amended and Restated Reimbursement Agreement

Financial Consideration:

Establishes a revised reimbursement agreement with the Developer.

Staff Recommendation:

Staff recommends approval.

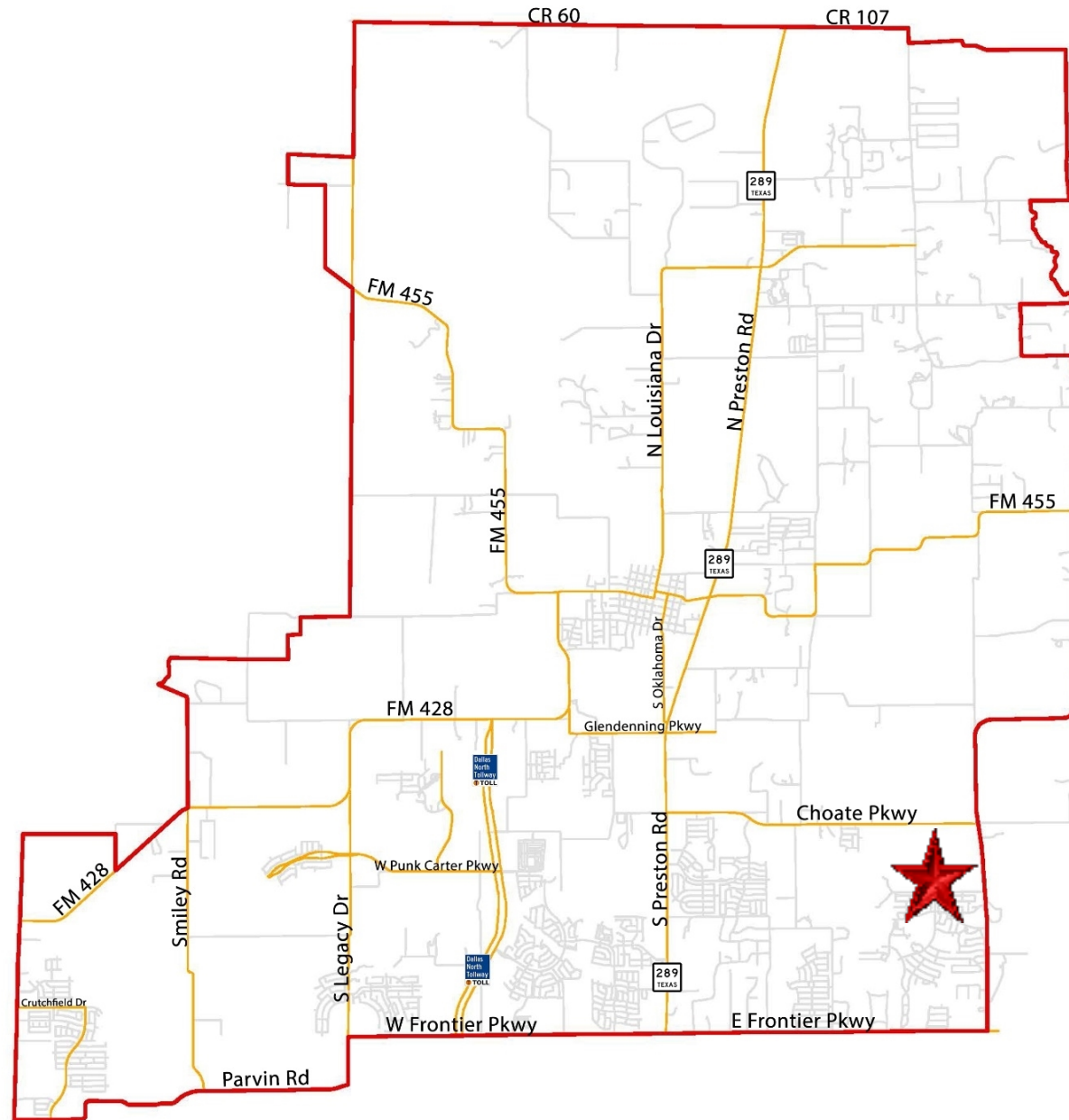
MUSTANG LAKES ANNEX

PHASE #2

SAP/LEVY AND REIMBURSEMENT AGREEMENT

City Council
June 10, 2025





MUSTANG LAKES ANNEX PHASE #2

- The property within the original PID is composed of 557 acres
- Phase #2 includes:
 - 78 acres
 - 268 single family lots
- The PSAP was approved by City Council in May.
- Three agenda items in June: (1) The Phase # 2 Initial Projects Amended SAP and the assessments to be levied, (2) The Phase # 2 Additional Major Improvement Amended SAP and the assessments to be levied, and (3) a Reimbursement Agreement with the developer following the levy.

PHASE #2 PID AUTHORIZED IMPROVEMENTS

Authorized Improvements	Phase #2 Improvements	Proportional Share of Initial Major Improvements	Proportional Share of Additional Major Improvements	Total Phase #2 Projects
Roadway Improvements	\$5,409,683	\$87,438	\$1,552,695	\$7,049,817
Water Improvements	\$1,963,890	\$22,961	\$472,790	\$2,459,640
Sanitary Sewer Improvements	\$1,385,720	\$69,233	\$276,154	\$1,731,107
Storm Drainage Improvements	\$2,454,513	\$0	\$1,288,377	\$3,742,890
Other Soft and Miscellaneous Costs	\$1,810,582	\$78,447	\$545,881	\$2,434,909
<u>Total Authorized Improvements</u>	<u>\$13,024,387</u>	<u>\$258,079</u>	<u>\$4,135,897</u>	<u>\$17,418,364</u>

PHASE #2 PID ASSESSMENT

Lot Size	Total Current Assessment Phase #2 Initial Projects per unit	Phase #2's share of the Additional Major Improvements per unit	Phase #2 Projects Assessment per unit	Average Annual Installment Per Unit
Lot Type 1 (86 Ft Lot)	\$69,304.05	\$13,261.07	\$82,565.12	\$6,029
Lot Type 2 (74 Ft Lot)	\$67,917.97	\$12,995.85	\$80,913.82	\$5,909
Lot Type 3 (60 Ft Lot)	\$56,136.28	\$10,741.47	\$66,877.75	\$4,884
Lot Type 4 (50 Ft Lot)	\$40,196.35	\$7,691.42	\$47,887.77	\$3,497
Lot Type 5 (40 Ft Lot)	\$36,038.11	\$6,895.76	\$42,933.86	\$3,135

PHASE #2 TAX RATE ANALYSIS

Tax Rate Analysis	Tax Rate (per \$100/AV)				
	40' Lot	50' Lot	60' Lot	74' Lot	86' Lot
Calculated Net Tax Rate Equivalent for Overlapping PID Assessments	\$0.5501	\$0.5010	\$0.5280	\$0.5471	\$0.5481
FYE2025 Overlapping Tax Rates	\$2.0839	\$2.0839	\$2.0839	\$2.0839	\$2.0839
Estimated Total Tax Rate	\$2.6340	\$2.5849	\$2.6119	\$2.6310	\$2.6321

*Estimated

THE MUSTANG LAKES ANNEX PID –PH#2

- A Reimbursement agreement provides for a payment to reimburse Developer and its assigns for the Phase #2 Improvements Costs, previously advanced by the Developer. This reimbursement agreement is amended and restated in order to add the Phase #2 into the original.
- At such time as the City issues Mustang Lakes Annex PID Bonds for Phase #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.

TIMELINE

- May 13, 2025 – Pre-SAP and calling two public hearing resolutions
- June 10, 2025– Two Levy Ordinances for PID assessments and Approve SAP
- June 10, 2025– Reimbursement Agreement

RECOMMENDATION

- Staff recommends approval for the SAP and Levy
- The next agenda item for council consideration is the Reimbursement Agreement.

CITY OF CELINA, TEXAS

RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN "AMENDED AND RESTATED PID REIMBURSEMENT AGREEMENT – MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT" BETWEEN THE CITY OF CELINA, TEXAS, AND CELINA 557 PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP

WHEREAS, on August 13, 2019, the City Council (the "City Council") of the City of Celina, Texas (the "City") adopted Resolution No. 2019-45R creating the Mustang Lakes (Annex) Public Improvement District (the "PID") in accordance with Chapter 372, Texas Local Government Code, as amended; and

WHEREAS, the City desires to approve the "Amended and Restated PID Reimbursement Agreement - Mustang Lakes (Annex) Public Improvement District " by and between the City and Celina 557 Partners, L.P., a Texas limited partnership (the "Developer"), to be effective June 10, 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 Authorized 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 10th day of June, 2025.

Mayor

ATTEST:

City Secretary

(City Seal)

EXHIBIT A
REIMBURSEMENT AGREEMENT

**Amended and Restated PID Reimbursement Agreement
Mustang Lakes (Annex) Public Improvement District**

This Amended and Restated PID Reimbursement Agreement – Mustang Lakes (Annex) Public Improvement District (this "Agreement") is entered into by Celina 557 Partners, L.P. (the "Developer") and the City of Celina, Texas (the "City"), to be effective June 10, 2025, (the "Effective Date"). The Developer and the City are individually referred to as a "Party" and collectively as the "Parties."

SECTION 1. RECITALS

1.1 WHEREAS, capitalized terms used in this Agreement shall have the meanings given to them in Section 2;

1.2 WHEREAS, unless otherwise defined: (1) all references to "sections" shall mean sections of this Agreement; (2) all references to "exhibits" shall mean exhibits to this Agreement which are incorporated as part of this Agreement for all purposes; and (3) all references to "ordinances" or "resolutions" shall mean ordinances or resolutions adopted by the City Council;

1.3 WHEREAS, the Developer is a Texas limited partnership;

1.4 WHEREAS, the City is a Texas home-rule municipality;

1.5 WHEREAS, on August 13, 2019, the City Council passed and approved the PID Creation Resolution authorizing the creation of the PID pursuant to the Act, covering approximately 556.836 contiguous acres within the City's corporate limits, which land is described in the PID Creation Resolution;

1.6 WHEREAS, on March 7, 2023, the City Council passed and approved an Assessment Ordinance levying Assessments against Phase #1 Assessed Property within the PID based on the special benefit conferred on such Phase #1 Assessed Property from the Phase #1 Improvements and Initial Major Improvements in accordance with the "Phase #1 Assessment Roll – Phase #1 Initial Projects";

1.7 WHEREAS, on March 7, 2023, the City Council also passed and approved an Assessment Ordinance levying Assessments against Phase #1 Assessed Property within the PID based on the special benefit conferred on such Phase #1 Assessed Property from the Additional Major

Improvements in accordance with the "Phase #1 Assessment Roll – Phase #1 Additional Major Improvements";

1.8 WHEREAS, on June 10, 2025, the City Council passed and approved an Assessment Ordinance levying Assessments against Phase #2 Assessed Property within the PID based on the special benefit conferred on such Phase #2 Assessed Property from the Phase #2 Improvements and Initial Major Improvements in accordance with the "Phase #2 Assessment Roll – Phase #2 Initial Projects";

1.9 WHEREAS, on June 10, 2025, the City Council also passed and approved an Assessment Ordinance levying Assessments against Phase #2 Assessed Property within the PID based on the special benefit conferred on such Phase #2 Assessed Property from the Additional Major Improvements in accordance with "Phase #2 Assessment Roll – Phase #2 Additional Major Improvements"

1.10 WHEREAS, the City Council expects to pass and approve additional Assessment Ordinances related to other phases of development in the PID in the future as such phases are developed;

1.11 WHEREAS, each Assessment Ordinance approves the SAP, including each Assessment Roll attached thereto;

1.12 WHEREAS, the SAP identifies Authorized Improvements to be designed, constructed, and installed by or at the direction of the Parties that confer a special benefit on the Assessed Property;

1.13 WHEREAS, the SAP sets forth the Actual Costs of the Authorized Improvements;

1.14 WHEREAS, the Assessed Property is being developed in "Phases";

1.15 WHEREAS, this Agreement shall apply to all Phases and no additional reimbursement agreement shall be required for Future Phases;

1.16 WHEREAS, the SAP determines and apportions the Actual Costs of the Authorized Improvements to the Assessed Property, which Actual Costs represent the special benefit that the Authorized Improvements confer upon the Assessed Property as required by the Act;

1.17 WHEREAS, the City has levied or expects to levy Assessments for a portion of the Actual Costs of the Authorized Improvements against the Assessed Property in the amounts set forth on each Assessment Roll attached to the SAP and approved by an Assessment Ordinance;

1.18 WHEREAS, Assessments, including the Annual Installments thereof, are or will be due and payable as described in the SAP;

1.19 WHEREAS, Assessments, including the Annual Installments thereof, shall be billed and collected by the City or its designee;

1.20 WHEREAS, the Parties agree the City's obligations to reimburse the Developer for costs paid related to the Authorized Improvements constructed for the benefit of a Future Phase of development shall (1) only be paid from the Assessments and/or Annual Installments collected from Assessed Property within such Phase, (2) are contingent upon the City levying such Assessments, and (3) will not be due and owing unless and until the City levies such Assessments;

1.21 WHEREAS, Assessment Revenue from the collection of Assessments, including the Annual Installments thereof, shall be deposited (1) as provided in the applicable Indenture if Bonds secured by such Assessments are issued, or (2) into the PID Reimbursement Fund if no such Bonds are issued or none of such Bonds remain outstanding;

1.22 WHEREAS, Bond Proceeds shall be deposited as provided in the applicable Indenture;

1.23 WHEREAS, the PID Project Fund related to each series of Bonds shall only be used in the manner set forth in the applicable Indenture;

1.24 WHEREAS, this Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the Act;

1.25 WHEREAS, the foregoing RECITALS: (1) are part of this Agreement for all purposes; (2) are true and correct; and (3) each Party has relied upon such Recitals in entering into this Agreement; and

1.26 WHEREAS, all resolutions and ordinances referenced in this Agreement (e.g., the PID Creation Resolution and each Assessment Ordinance), together with all other documents referenced in this Agreement (e.g., the SAP and each Indenture), are incorporated as part of this

Agreement for all purposes as if such resolutions, ordinances, and other documents were set forth in their entirety in or as exhibits to this Agreement.

NOW THEREFORE, for and in consideration of the mutual obligations of the Parties set forth in this Agreement, the Parties agree as follows:

SECTION 2. DEFINITIONS

- 2.1 "Act" is defined as Chapter 372, Texas Local Government Code, as amended.
- 2.2 "Actual Costs" are defined in the SAP.
- 2.3 "Additional Major Improvements" are defined in the SAP.
- 2.4 "Administrative Expenses" are defined in the SAP.
- 2.5 "Administrator" is defined in the SAP.
- 2.6 "Agreement" is defined in the introductory paragraph.
- 2.7 "Annual Installment" is defined in the SAP.
- 2.8 "Applicable Laws" means the Act and all other laws or statutes, rules, or regulations of the State of Texas or the United States, as the same may be amended, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.
- 2.9 "Assessed Property" is defined in the SAP.
- 2.10 "Assessment" is defined in the SAP.
- 2.11 "Assessment Ordinance" is defined in the SAP.
- 2.12 "Assessment Revenue" means the revenues actually received by or on behalf of the City from any one or more of the following: (i) an Assessment levied against Assessed Property, 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.
- 2.13 "Assessment Roll" is defined in the SAP.
- 2.14 "Authorized Improvements" are defined in the SAP.

- 2.15 "Bond Proceeds" mean the proceeds derived from the issuance and sale of a series of Bonds that are deposited and made available to pay Actual Costs in accordance with the applicable Indenture.
- 2.16 "Bonds" is defined in the SAP.
- 2.17 "Certificate for Payment" means a certificate (substantially in the form of Exhibit A or as otherwise approved by the Developer and a City Representative) executed by a representative of the Developer and approved by a City Representative, delivered to a City Representative (and/or, if applicable, to the trustee named in any applicable Indenture), specifying the work performed and the amount charged (including materials and labor costs) for Actual Costs, and requesting payment of such amount from the appropriate fund or funds. Each certificate shall include supporting documentation in the standard form for City construction projects and evidence that the Authorized Improvements (or its completed segment) covered by the certificate have been inspected by the City.
- 2.18 "City" is defined in the introductory paragraph.
- 2.19 "City Council" means the governing body of the City.
- 2.20 "City Representative" means any person authorized by the City Council to undertake the actions referenced herein.
- 2.21 "Closing Disbursement Request" means a request in the form of Exhibit B or as otherwise approved by the Parties.
- 2.22 "Default" is defined in Section 4.8.1.
- 2.23 "Delinquent Collection Costs" are defined in the SAP.
- 2.24 "Developer" is defined in the introductory paragraph.
- 2.25 "Developer Advances" means advances made by the Developer to pay Actual Costs.
- 2.26 "Developer Continuing Disclosure Agreement" means any Continuing Disclosure Agreement of the Developer executed contemporaneously with the issuance and sale of Bonds.
- 2.27 "Developer Improvement Account" means an account of the PID Project Fund which may be created and established under an applicable Indenture relating to a specific series of Bonds (and segregated from all other funds contained in the PID Project Fund) into which the City deposits, or

directs the applicable trustee to deposit, any funds received from the Developer as required under such Indenture.

- 2.28 "Development Agreement" is defined in the SAP.
- 2.29 "Effective Date" is defined in the introductory paragraph.
- 2.30 "Failure" is defined in Section 4.8.1.
- 2.31 "Future Phases" is defined in the SAP.
- 2.32 "Indenture" means the applicable trust indenture pursuant to which Bonds are issued.
- 2.33 "Maturity Date" is the date one year after the last Annual Installment is collected.
- 2.34 "Party" and "Parties" are defined in the introductory paragraph.
- 2.35 "Phase #1 Assessed Property" is defined in the SAP.
- 2.36 "Phase #1 Assessment Roll – Phase #1 Initial Projects" is defined in the SAP.
- 2.37 "Phase #1 Assessment Roll – Phase #1 Additional Major Improvements" is defined in the SAP.
- 2.38 "Phase #1 Assessments – Phase #1 Additional Major Improvements" is defined in the SAP.
- 2.39 "Phase #1 Assessments – Phase #1 Initial Projects" is defined in the SAP.
- 2.40 "Phase #2 Assessed Property" is defined in the SAP.
- 2.41 "Phase #2 Assessment Roll – Phase #2 Additional Major Improvements" is defined in the SAP.
- 2.42 "Phase #2 Assessments – Phase #2 Additional Major Improvements" is defined in the SAP.
- 2.43 "Phase #2 Assessment Roll – Phase #2 Initial Projects" is defined in the SAP.
- 2.44 "Phase #2 Assessments – Phase #2 Initial Projects" is defined in the SAP.
- 2.45 "PID" is defined as the Mustang Lakes (Annex) Public Improvement District, created by the PID Creation Resolution.
- 2.46 "PID Bond Reimbursement Fund" means a fund which may be established by the City under an Indenture related to a specific series of Bonds (and segregated from all other funds of the City) into which the City transfers Assessment Revenues from the applicable PID Pledged Revenue Fund for the purposes of paying amounts due under this Agreement and/or Actual Costs of Authorized

Improvements that are not paid from Bond Proceeds deposited in the applicable account of the PID Project Fund in accordance with each applicable Indenture related to a series of Bonds issued and still outstanding.

2.47 "PID Creation Resolution" is defined as Resolution No. 2019-45R passed and approved by the City Council on August 13, 2019.

2.48 "PID Pledged Revenue Fund" means, collectively, the fund, including all accounts created within such fund, established by the City under each applicable Indenture related to a specific series of Bonds (and segregated from all other funds of the City) into which the City deposits Assessment Revenue in accordance with and as required by such applicable Indenture.

2.49 "PID Project Fund" means, collectively, the fund, including all accounts created within such fund, established by the City under an Indenture relating to a specific series of Bonds (and segregated from all other funds of the City) into which the City deposits Bond Proceeds as described in and in the amounts required by such Indenture.

2.50 "PID Reimbursement Fund" means the fund established by the City under this Agreement (and segregated from all other funds of the City) into which the City deposits Assessment Revenue related to a Phase of development if not deposited into the PID Pledged Revenue Fund or the PID Bond Reimbursement Fund.

2.51 "Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

2.52 "Reimbursement Agreement Balance" is defined in Section 3.3.

2.53 "SAP" is defined as the *Mustang Lakes (Annex) Public Improvement District Service and Assessment Plan* approved March 7, 2023 as part of the Assessment Ordinance, as updated on June 10, 2025, and as the same may be further updated or amended by City Council action in accordance with the Act.

2.54 "Transfer" and "Transferee" are defined in Section 4.11.

SECTION 3. FUNDING AUTHORIZED IMPROVEMENTS

3.1 Fund Deposits. Until Bonds payable from Assessment Revenues collected from a specific Phase of the development are issued, the City shall bill, collect, and immediately deposit into the PID Reimbursement Fund all Assessment Revenue consisting of: (1) revenue collected from the payment of Assessments (including prepayments and amounts received from the foreclosure of liens but excluding costs and expenses related to collection); and (2) revenue collected from the payment of Annual Installments (excluding Administrative Expenses and Delinquent Collection Costs). Funds in the PID Reimbursement Fund shall only be used to pay Actual Costs of the Authorized Improvements or all or any portions of the Reimbursement Agreement Balance in accordance with this Agreement. Once Bonds payable from Assessment Revenues collected from a specific Phase of the development are issued, the City shall bill, collect, and immediately deposit all Assessment Revenue securing such series of Bonds in the manner set forth in the applicable Indenture; and, if applicable, the City shall continue to deposit all Assessment Revenue not securing a series of Bonds into the PID Reimbursement Fund.

Once Bonds payable from Assessment Revenues collected from a specific Phase of the development are issued, the City shall also deposit Bond Proceeds and any other funds authorized or required by the applicable Indenture into the funds established by such Indenture in the manner set forth in such Indenture. Annual Installments shall be billed and collected by the City (or by any person, entity, or governmental agency permitted by law) in the same manner and at the same time as City ad valorem taxes are billed and collected. Funds in the PID Project Fund shall only be used in accordance with the applicable Indenture; provided that funds disbursed from the applicable PID Project Fund pursuant to Section 3.5 below shall be made first from Bond Proceeds held in the applicable accounts within such PID Project Fund until such accounts are fully depleted and then from the Developer Improvement Account of the applicable PID Project Fund, if applicable. Funds in the PID Bond Reimbursement Fund shall only be used to pay Actual Costs of the Authorized Improvements not paid from the PID Project Fund, in accordance with the applicable Indenture. Notwithstanding any other provision in this Agreement, the Actual Costs of Authorized Improvements within a Phase shall be paid from: (1) the Assessment Revenue collected solely from Assessments levied on the property within such Phase benefitting from such Authorized Improvements, or (2) net Bond Proceeds or other amounts deposited in an account of the PID Project Fund created under an Indenture related to such

Bonds secured by the Assessment Revenue collected solely from Assessments levied on the property within such Phase benefitting from such Authorized Improvements. The City will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens related to such Assessments to be enforced continuously, in the manner and to the maximum extent permitted by the Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments for so long as any Bonds are outstanding or a Reimbursement Agreement Balance remains outstanding. The City shall determine or cause to be determined, no later than February 15 of each year whether any Annual Installment is delinquent. If a delinquency exists, then 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 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 Property or to use any City funds, revenues, taxes, income, or property other than moneys collected from the Assessments except as may be set forth in the Development Agreement. Once Bonds are issued, the applicable Indenture shall control in the event of any conflict with this Agreement.

3.2 Payment of Actual Costs. If Bonds are not issued (or prior to such issuance) to pay Actual Costs of Authorized Improvements, the Developer may elect to make Developer Advances to pay Actual Costs. If Bonds are issued, the Bond Proceeds shall be used in the manner provided in the applicable Indenture; and, except as may be required under the Development Agreement and/or an applicable Indenture, the Developer shall have no obligation to make Developer Advances for the related Authorized Improvements, unless the Bond Proceeds, together with any other funds in the PID Project Fund or PID Reimbursement Fund, are insufficient to pay the Actual Costs of such Authorized Improvements, in which case the Developer shall make Developer Advances to pay the deficit in the amount necessary to complete construction of the Authorized Improvements. If Developer Advances are required in connection with the issuance of a series of Bonds, then such Developer Advances may be reduced by the amount of payments of Actual Costs of the Authorized Improvements (or portions thereof) to be financed by such Bonds that the Developer has previously paid if (1) the Developer submits to the City all information related to such costs that would be required by a Closing

Disbursement Request at least five (5) days prior to the pricing of such Bonds, and (2) the City approves such Actual Costs in writing. The Developer shall also make Developer Advances to pay for cost overruns (after applying cost savings). The lack of Bond Proceeds or other funds in the PID Project Fund shall not diminish the obligation of the Developer to pay Actual Costs of the Authorized Improvements.

3.3 Payment of Reimbursement Agreement Balance. The City agrees to pay to the Developer, and the Developer shall be entitled to receive payments from the City, until the Maturity Date, for amounts shown on each approved Certificate for Payment (which amounts include only Actual Costs paid by or at the direction of the Developer) plus: (1) simple interest on the unpaid principal balance at the rate of five percent (5%) above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City Council and reported in the month before the date the obligation is incurred (which date is the same date the City Council passes and approves the Assessment Ordinance levying the Assessments from which the Reimbursement Agreement Balance, or a portion thereof, shall be paid) for years one through five beginning on the date each Certificate for Payment is delivered to the City Representative; and (2) simple interest on the unpaid principal balance at the rate of two percent (2%) above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City Council and reported in the month before the date the obligation is incurred (which date is the same date the City Council passes and approves the Assessment Ordinance levying the Assessments from which the Reimbursement Agreement Balance, or a portion thereof, shall be paid) for years six and later (the unpaid principal balance, together with accrued but unpaid interest, owed the Developer for all Certificates for Payment is referred to as the "Reimbursement Agreement Balance"); provided, however, upon the issuance of Bonds, the interest rate due and unpaid on amounts shown on each approved Certificate for Payment to be paid to the Developer shall be the lower of: (1) the interest rate on the applicable series of Bonds issued to finance the costs of the Authorized Improvements for which the Certificate for Payment was filed, or (2) the interest rate approved by the City Council in the Assessment Ordinance levying the Assessments from which such Bonds shall be paid. The interest rates set forth in this section and Schedule I hereto have been approved by the City Council and are authorized by the Act. The principal amount of each portion of the Reimbursement Agreement Balance to be paid under each Assessment Ordinance, and the interest rate for such portion of the Reimbursement Agreement Balance, is shown

on Schedule I attached to this Agreement and incorporated as a part of this Agreement for all purposes. As the City passes and approves additional Assessment Ordinances and/or issues Bonds, the City shall approve an updated Schedule I to this Agreement as part of the updated or amended SAP. Such updated Schedule I attached to the SAP shall automatically be incorporated as part of this Agreement for all purposes as if attached hereto without any further action from the Parties.

The Reimbursement Agreement Balance is payable solely from: (1) the PID Reimbursement Fund if no Bonds are issued for the purposes of paying a portion of the Actual Costs of the Authorized Improvements related to such Reimbursement Agreement Balance, or (2) from Bond Proceeds and the PID Bond Reimbursement Fund, if applicable, if Bonds are issued for the purpose of paying a portion of the Actual Costs of the Authorized Improvements related to such Reimbursement Agreement Balance. No other City funds, revenues, taxes, income, or property shall be used even if the Reimbursement Agreement Balance is not paid in full by the Maturity Date. Payments made from Bond Proceeds deposited in the PID Project Fund and payments made from the PID Bond Reimbursement Fund, if applicable, shall be made in the manner set forth in the applicable Indenture.

So long as no Bonds are issued, and the City has received and approved a Certificate for Payment, the City shall make a payment to the Developer from the PID Reimbursement Fund for an amount of the Reimbursement Agreement Balance at least annually, and no later than sixty (60) days after the date payment of the Annual Installments are due, not to exceed the Assessment Revenue collected and payable to the City. In the event that a Prepayment of an Assessment is made prior to the issuance of Bonds, the City shall remit payment to the Developer of an amount of the Reimbursement Agreement Balance then due and payable not to exceed the Assessment Revenue related to such Prepayment from the Assessment Revenue deposited into the PID Reimbursement Fund within sixty (60) days after the Prepayment is made. Payments made from the PID Reimbursement Fund toward any outstanding Reimbursement Agreement Balance, shall first be applied to unpaid interest on such Reimbursement Agreement Balance owed to the Developer, and second to unpaid principal of the Reimbursement Agreement Balance owed to the Developer. Each payment from the PID Reimbursement Fund shall be accompanied by an accounting that certifies the Reimbursement Agreement Balance as of the date of the payment and that itemizes all deposits to and disbursements from the fund since the last payment.

Approval of a Certificate for Payment and all payments under this Agreement are predicated on: (1) the Developer constructing and installing, or the City acquiring (if applicable), the Authorized Improvements (or portion thereof) shown on each Certificate for Payment as required under the Development Agreement, (2) the Developer providing the necessary supporting documentation in the standard form for City construction projects; and (3) the City's inspection of each Authorized Improvement (or portion thereof) covered by each Certificate for Payment; provided, however, in no event shall the City Representative be authorized to approve a Certificate for Payment if the City has not previously levied Assessments against Assessed Property within a Phase of the development related to the Authorized Improvements for which such Certificate for Payment has been submitted. If there is a dispute over the amount of any payment, the City shall nevertheless pay the undisputed amount, and the Parties shall use all reasonable efforts to resolve the disputed amount before the next payment is made; however, if the Parties are unable to resolve the disputed amount, then the City's determination of the disputed amount (as approved by the City Council) shall control.

3.4 Bonds. The City, in its sole, legislative discretion, may issue Bonds, in one or more series, when and if the City Council determines it is financially feasible for the purposes of: (1) paying all or a portion of the Reimbursement Agreement Balance; or (2) paying directly Actual Costs of Authorized Improvements. Bonds issued for such purpose will be secured by and paid solely as authorized by the applicable Indenture. Upon the issuance of Bonds for such purpose and for so long as Bonds remain outstanding, the Developer's right to receive payments from the Assessments securing such PID Bonds each year in accordance with Section 3.3 shall be subordinate to the deposits required under the applicable Indenture related to any outstanding Bonds and the Developer shall be entitled to receive funds pursuant to the flow of funds provisions of such Indenture. The failure of the City to issue Bonds shall not constitute a "Failure" by the City or otherwise result in a "Default" by the City. Upon the issuance of the Bonds, the Developer has a duty to construct those Authorized Improvements as described in the SAP and the Development Agreement. The Developer shall not be relieved of its duty to construct or cause to be constructed such improvements even if there are insufficient funds in the PID Project Fund or the PID Bond Reimbursement Fund, if applicable, to pay the Actual Costs. This Agreement shall apply to all of the Bonds issued by the City whether in one or more series, and no additional reimbursement agreement shall be required for future series of Bonds.

3.5 Disbursements and Transfers at and after Bond Closing. The City and the Developer agree that from the proceeds of the Bonds, and upon the presentation of evidence satisfactory to the City Representative, the City will cause the trustee under the applicable Indenture to pay at closing of the Bonds approved amounts from the appropriate account to the persons entitled to payment for costs of issuance and payment of costs incurred in the establishment, administration, and operation of the PID and any other eligible costs incurred by the Developer and the City as of the time of the delivery of the Bonds as described in the SAP. In order to receive disbursement, the Developer shall execute a Closing Disbursement Request to be delivered to the City no less than five (5) days prior to the scheduled closing date for the applicable series of Bonds for payment in accordance with the provisions of the applicable Indenture. In order to receive additional disbursements from any applicable fund under an Indenture, the Developer shall execute a Certificate for Payment, no more frequently than monthly, to be delivered to the City for payment in accordance with the provisions of the applicable Indenture and this Agreement. Upon receipt of a Certificate for Payment (along with all accompanying documentation required by the City) from the Developer, the City shall conduct a review in order to confirm that such request is complete, to confirm that the work for which payment is requested was performed in accordance with all Applicable Laws and applicable plans therefore and with the terms of this Agreement and any other agreement between the parties related to property in the PID, and to verify and approve the Actual Costs of such work specified in such Certificate for Payment. The City shall also conduct such review as is required in its discretion to confirm the matters certified in the Certificate for Payment. The Developer agrees to cooperate with the City in conducting each such review and to provide the City with such additional information and documentation as is reasonably necessary for the City to conclude each such review. The Developer further agrees that if the City provides to the Developer a sales tax exemption certificate then sales tax will not be approved for payment under a Certification for Payment. Within ten (10) business days following receipt of any Certificate for Payment, the City shall either: (1) approve the Certificate for Payment and forward it to the trustee, if applicable, for payment, or (2) provide the Developer with written notification of disapproval of all or part of a Certificate for Payment, specifying the basis for any such disapproval. Any disputes shall be resolved as required by Section 3.3 herein. The City shall deliver the approved or partially approved Certificate for Payment to the trustee for payment, and the trustee shall make the disbursements as quickly as practicable thereafter.

3.6 Obligations Limited. The obligations of the City under this Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or a debt or other obligation of the City payable from any source other than the PID Reimbursement Fund, the PID Project Fund, or the PID Bond Reimbursement Fund, if applicable. The Parties further agree that the City's obligation under this Agreement with respect to the Actual Costs of Authorized Improvements within Future Phases shall be contingent upon the City levying Assessments against property within such Phase related to the Authorized Improvements that benefit such Phase. The levying of the Assessment against each Future Phase will create the fund out of which the City will pay its obligation related to such Future Phase and until such time, this Agreement does not create an obligation of the City with respect to each such Future Phase. Unless approved by the City, no other City funds, revenues, taxes, or income of any kind shall be used to pay: (1) the Actual Costs of the Authorized Improvements; (2) the Reimbursement Agreement Balance even if the Reimbursement Agreement Balance is not paid in full on or before the Maturity Date; or (3) debt service on any Bonds. None of the City or any of its elected or appointed officials or any of its officers, employees, consultants or representatives shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Agreement or their acts or omissions under this Agreement.

3.7 Obligation to Pay. Subject to the provisions of Sections 3.3 and 3.6 above, if the Developer is in compliance with its obligations under the Developer Continuing Disclosure Agreement (if PID Bonds are issued and remain outstanding) or under the Development Agreement (if PID Bonds are not issued or are no longer outstanding), then following the inspection and approval of any portion of Authorized Improvements for which Developer seeks reimbursement of the Actual Costs by submission of a Certificate for Payment or City approval of a Closing Disbursement Request, the obligations of the City under this Agreement to pay from Assessment Revenue or the net Bond Proceeds, as applicable, disbursements (whether to the Developer or to any person designated by the Developer) identified in any Closing Disbursement Request or in any Certificate for Payment and to pay debt service on Bonds are unconditional AND NOT subject to any defenses or rights of offset except as may be provided by Applicable Law or in any Indenture.

3.8 City Delegation of Authority. All Authorized Improvements shall be constructed by or at the direction of the Developer in accordance with the plans, this Agreement, the Development Agreement,

and any other agreement between the parties related to property in the PID. The Developer shall perform, or cause to be performed, all of its obligations and shall conduct, or cause to be conducted, all operations with respect to the construction of Authorized Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with applicable City ordinances, City regulations, this Agreement, and generally accepted practices appropriate to the activities undertaken. The Developer has sole responsibility of ensuring that all Authorized Improvements are constructed in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with applicable City ordinances, City regulations, this Agreement, and generally accepted practices appropriate to the activities undertaken. The Developer shall employ at all times adequate staff or consultants with the requisite experience necessary to administer and coordinate all work related to the design, engineering, acquisition, construction and installation of all Authorized Improvements to be acquired and accepted by the City from the Developer. If any Authorized Improvements are or will be on land owned by the City, the City hereby grants to the Developer a license to enter upon such land for purposes related to construction (and maintenance pending acquisition and acceptance) of the Authorized Improvements. Inspection and acceptance of Authorized Improvements will be in accordance with applicable City ordinances and regulations.

3.9 Security for Authorized Improvements. Prior to completion and conveyance to the City of any Authorized Improvements, the Developer shall cause to be provided to the City a maintenance bond in the amount required by the City's subdivision regulations for applicable Authorized Improvements, which maintenance bond shall be for a term of two years from the date of final acceptance of the applicable Authorized Improvements. Any surety company through which a bond is written shall be a surety company duly authorized to do business in the State of Texas, provided that legal counsel for the City has the right to reject any surety company regardless of such company's authorization to do business in Texas. Nothing in this Agreement shall be deemed to prohibit the Developer or the City from contesting in good faith the validity or amount of any mechanics or materialman's lien and/or judgment nor limit the remedies available to the Developer or the City with respect thereto so long as such delay in performance shall not subject the Authorized Improvements to foreclosure, forfeiture,

or sale. In the event that any such lien and/or judgment with respect to the Authorized Improvements is contested, the Developer shall be required to post or cause the delivery of a surety bond or letter of credit, whichever is preferred by the City, in an amount reasonably determined by the City, not to exceed 120 percent of the disputed amount.

3.10 Ownership and Transfer of Authorized Improvements. If requested in writing by the City, the Developer shall furnish to the City a preliminary title report for land related to the Authorized Improvements to be acquired and accepted by the City from the Developer and not previously dedicated or otherwise conveyed to the City. The preliminary title report shall be made available for City review and approval at least fifteen (15) business days prior to the scheduled transfer of title. The City shall approve the preliminary title report unless it reveals a matter which, in the reasonable judgment of the City, would materially affect the City's use and enjoyment of the Authorized Improvements. If the City objects to any preliminary title report, the City shall not be obligated to accept title to the applicable Authorized Improvements until the Developer has cured the objections to the reasonable satisfaction of the City.

SECTION 4. ADDITIONAL PROVISIONS

4.1 Term. The term of this Agreement shall begin on the Effective Date and shall continue until the earlier to occur of the Maturity Date or the date on which the Reimbursement Agreement Balance is paid in full.

4.2 No Competitive Bidding. Construction of the Authorized Improvements shall not require competitive bidding pursuant to Section 252.022(a) (9) of the Texas Local Government Code, as amended. All plans and specifications, but not construction contracts, shall be reviewed and approved, in writing, by the City prior to Developer selecting the contractor. The City, at its election made prior to the Developer entering into a construction contract, shall have the right to examine and approve the contractor selected by the Developer to construct Authorized Improvements, which approval shall not be unreasonably delayed or withheld.

4.3 Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the City.

4.4 Audit. The City Representative shall have the right, during normal business hours and upon five (5) business days' prior written notice to the Developer, to review all books and records of the

Developer pertaining to costs and expenses incurred by the Developer with respect to any of the Authorized Improvements. For a period of two years after completion of the Authorized Improvements, the Developer shall maintain proper books of record and account for the construction of the Authorized Improvements and all costs related thereto. Such accounting books shall be maintained in accordance with customary real estate accounting principles. The Developer shall have the right, during normal business hours, to review all records and accounts pertaining to the Assessments upon written request to the City. The City shall provide the Developer an opportunity to inspect such books and records relating to the Assessments during the City's regular business hours and on a mutually agreeable date no later than ten (10) business days after the City receives such written request. The City shall keep and maintain a proper and complete system of records and accounts pertaining to the Assessments for so long as Bonds remain outstanding or the Reimbursement Agreement Balance remains unpaid.

4.5 Developer's Right to Protest Ad Valorem Taxes. Nothing in this Agreement shall be construed to limit or restrict Developer's right to protest ad valorem taxes. The Developer's decision to protest ad valorem taxes on Assessed Property does not constitute a Default under this Agreement.

4.6 PID Administration and Collection of Assessments. If the City designates an administrator who shall have the responsibilities provided in the SAP related to the duties and responsibilities of the administration of the PID, the City shall provide the Developer with a copy of the agreement between the City and the administrator. If the City contracts with a third-party for the collection of Annual Installments of the Assessments, the City shall provide the Developer with a copy of such agreement. For so long as Bonds remain outstanding or the Reimbursement Agreement Balance remains unpaid, the City shall notify the Developer of any change of administrator or third-party collection of the Assessments.

4.7 Representations and Warranties.

4.7.1 The Developer represents and warrants to the City that: (1) the Developer has the authority to enter into and perform its obligations under this Agreement; (2) the Developer has the financial resources, or the ability to obtain sufficient financial resources, to meet its obligations under this Agreement; (3) the person executing this Agreement on behalf of the Developer has been duly authorized to do so; (4) this Agreement is binding upon the Developer

in accordance with its terms; and (5) the execution of this Agreement and the performance by the Developer of its obligations under this Agreement do not constitute a breach or event of default by the Developer under any other agreement, instrument, or order to which the Developer is a party or by which the Developer is bound.

4.7.2 The City represents and warrants to the Developer that: (1) the City has the authority to enter into and perform its obligations under this Agreement; (2) the person executing this Agreement on behalf of the City has been duly authorized to do so; (3) this Agreement is binding upon the City in accordance with its terms; and (4) the execution of this Agreement and the performance by the City of its obligations under this Agreement do not constitute a breach or event of default by the City under any other agreement, instrument, or order to which the City is a party or by which the City is bound.

4.8 Default/Remedies.

4.8.1 If either Party fails to perform an obligation imposed on such Party by this Agreement (a "Failure") and such Failure is not cured after notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a "Default." If a Failure is monetary, the non-performing Party shall have ten (10) days within which to cure. If the Failure is non-monetary, the non-performing Party shall have thirty (30) days within which to cure.

4.8.2 If the Developer is in Default, the City shall have available all remedies at law or in equity; provided no default by the Developer shall entitle the City to terminate this Agreement or to withhold payments owed to the Developer from the PID Reimbursement Fund, the PID Project Fund, or the PID Bond Reimbursement Fund, as applicable, or the PID Project Fund in accordance with this Agreement and any Indenture.

4.8.3 If the City is in Default, the Developer shall have available all remedies at law or in equity; provided, however, no Default by the City shall entitle the Developer to terminate this Agreement.

4.8.4 The City shall give notice of any alleged Failure by the Developer to each Transferee identified in any notice from the Developer, and such Transferees shall have the right, but not the obligation, to cure the alleged Failure within the same cure 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 Agreement unless the Transferee agrees in writing to be bound.

4.9 Remedies Outside the Agreement. Nothing in this Agreement constitutes a waiver by the City of any remedy the City may have outside this Agreement against the Developer, any Transferee, or any other person or entity involved in the design, construction, or installation of the Authorized Improvements. The obligations of the Developer hereunder shall be those of a party hereto and not as an owner of property in the PID. Nothing herein shall be construed as affecting the City's or the Developer's rights or duties to perform their respective obligations under other agreements, use regulations, or subdivision requirements relating to the development property in the PID.

4.10 Estoppel Certificate. From time to time upon written request of the Developer, the City Manager will execute a written estoppel certificate in a form and substance satisfactory to both Parties, that: (1) identifies any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; or (2) stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement. The Developer shall pay the City \$1,000 at the time of the Developer's request for an estoppel certificate for each request in excess of one per calendar year.

4.11 Transfers. 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 notice to) the City, the Developer's right, title, or interest to payments under this Agreement (but not performance obligations) including, but not limited to, any right, title, or interest of the Developer in and to payments of the Reimbursement Agreement Balance, whether such payments are from the PID Reimbursement Fund, the PID Project Fund or the PID Bond Reimbursement Fund, as applicable, in accordance with Section 3.3 or from Bond Proceeds (any of the foregoing, a "Transfer," and the person or entity to whom the transfer is made, a "Transferee"); provided, however, that no such conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made without the prior written consent of the City if such conveyance, transfer, assignment, mortgage, pledge, or other encumbrance would result in (1) the issuance of municipal securities, and/or (2) the City being viewed as an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission, and/or (3) the City being subjected to additional reporting or recordkeeping duties. Notwithstanding the

foregoing, no Transfer shall be effective until notice of the Transfer is given to the City. The City may rely on notice of a Transfer received from the Developer without obligation to investigate or confirm the validity of the Transfer. The Developer waives all rights or claims against the City for any funds paid to a third party as a result of a Transfer for which the City received notice.

4.12 Applicable Law; Venue. This 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, the substantive laws of the State of Texas shall govern the interpretation and enforcement of this Agreement. In the event of a dispute involving this Agreement, venue shall lie in any court of competent jurisdiction in Collin County, Texas.

4.13 Notice. Any notice referenced in this Agreement must be in writing and shall be deemed given at the addresses shown below: (1) when delivered by a nationally recognized delivery service such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person is the named addressee; or (2) 72 hours after deposit with the United States Postal Service, Certified Mail, Return Receipt Requested.

To the City: Attn: Robert Ranc, City Manager
City of Celina
142 N. Ohio Street
Celina, Texas 75009
E-mail: rranc@celina-tx.gov
TEL: (972) 382-2682
FAX: (972) 382-3736

With a copy to: Attn: Julie Fort
Messer Fort, PLLC
6371 Preston Road Ste. 200
Frisco, Texas 75034
E-mail: julie@txmunicipallaw.com
TEL: (972) 668-6400
FAX: (972) 668-6414

To the Developer: Attn: James J. Melino

Celina 557 Partners, L.P.
c/o The Cambridge Companies, Inc.
8750 N. Central Expressway, Suite 1735
Dallas, Texas 75231
E-mail: jmelino@cambridgecos.com
TEL: (214) 691-2556
FAX: (214) 691-0682

With a copy to: Attn: Misty Ventura
Shupe Ventura, PLLC
9406 Biscayne Blvd.
Dallas, Texas 75218
E-mail: misty.ventura@svlandlaw.com
TEL: (214) 328-1101
FAX: (800) 519-3768

Any Party may change its address by delivering notice of the change in accordance with this section.

4.14 Conflicts; Amendment. In the event of any conflict between this Agreement and any other instrument, document, or agreement by which either Party is bound, the provisions and intent of the applicable Indenture controls. This Agreement may only be amended by written agreement of the Parties.

4.15 Severability. If any provision of this Agreement is held invalid by any court, such holding shall not affect the validity of the remaining provisions.

4.16 Non-Waiver. The failure by a Party to insist upon the strict performance of any provision of this 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 Agreement.

4.17 Third Party Beneficiaries. Nothing in this Agreement is intended to or shall be construed to confer upon any person or entity other than the City, the Developer, and Transferees any rights under or by reason of this Agreement. All provisions of this Agreement shall be for the sole and exclusive benefit of the City, the Developer, and Transferees.

4.18 Counterparts. This Agreement may be executed in multiple counterparts, which, when taken together, shall be deemed one original.

4.19 Employment of Undocumented Workers. During the term of this Agreement, the Developer agrees 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.

4.20 Statutory Verifications. The Developer makes the following representations and covenants in Section 4.21 through 4.24 below pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as amended, in entering into this Agreement (the "Verifications"). As used in such Verifications, the Developer understands 'affiliate' to mean 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 Verifications 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 contained in this Agreement to the contrary.

4.21 Iran, Sudan and Foreign Terrorist Organizations. 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, Texas Government Code, as amended. 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.

4.22 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 Agreement. As used in the foregoing verification, 'boycott Israel,' has the meaning in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, and means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm

on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

4.23 No Discrimination Against Firearm Entities and Firearm Trade Associations. 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 Agreement. As used in the foregoing verification and the following definitions:

4.23.1 'discriminate against a firearm entity or firearm trade association,' has the meaning in Section 2274.001(3), Texas Government Code, and means: (A) with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, and (B) does not include: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

4.23.2 'firearm entity,' has the meaning in Section 2274.001(6), Texas Government Code, and means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as devices specifically designed or adapted

to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

4.23.3 'firearm trade association,' has the meaning in Section 2274.001(7), Texas Government Code, and means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.

4.24 No Discrimination Against Fossil Fuel 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 Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning in Section 2276.001(1), Texas Government Code, by reference to Section 809.001, Texas Government Code, and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

4.25 Texas Attorney General Standing Letter. The Developer represents that it has, as of the Effective Date, on file with the Texas Attorney General a standing letter addressing the representations and verifications hereinbefore described in the form attached as Exhibit A to the All Bond Counsel Letter from the Office of the Texas Attorney General (November 1, 2023), as

last supplemented on December 29, 2023 (a "Standing Letter"). In addition, if the Developer or the parent company, a wholly- or majority-owned subsidiary or another affiliate of the Developer receives or has received a letter from the Texas Comptroller of Public Accounts or the Texas Attorney General seeking written verification that the Developer is a member of the Net Zero Banking Alliance, Net Zero Insurance Alliance, Net Zero Asset Owner Alliance, or Net Zero Asset Managers or of the representations and certifications contained in the Developer's Standing Letter (a "Request Letter"), the Developer shall promptly notify the City (if it has not already done so) and provide to the City, two business days prior to the Effective Date and additionally upon request by the City, 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 Developer (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Developer that received the Request Letter) intends to timely respond or has timely responded to the Request Letter. The Bringdown Verification may be in the form of an e-mail.

4.26 Form 1295. Submitted herewith is a completed Form 1295 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 system not later than the 30th day after the receipt of such form. The Parties 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.

[Execution pages follow.]

CITY OF CELINA, TEXAS

By: _____

Ryan Tubbs, Mayor

ATTEST:

By: _____

Jeovanna Rubio, Assistant City Secretary

CELINA 557 PARTNERS, L.P.,
a Texas limited partnership

By: Celina 557 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

EXHIBIT A

CERTIFICATE FOR PAYMENT FORM

The undersigned is an agent for _____ (the "Developer") and requests payment from the applicable account of the [PID Reimbursement Fund] [PID Project Fund] [PID Bond Reimbursement Fund] from the City of Celina, Texas (the "City") in the amount of _____ for labor, materials, fees, and/or other general costs related to the creation, acquisition, or construction of certain Authorized Improvements providing a special benefit to property within the Mustang Lakes (Annex) Public Improvement District. Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the *Amended and Restated PID Reimbursement Agreement – Mustang Lakes (Annex) Public Improvement District*, between the Developer and the City, effective June 10, 2025 (the "Reimbursement Agreement").

In connection with the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Certificate for Payment Form on behalf of the Developer, and is knowledgeable as to the matters set forth herein.
2. The payment requested for the below referenced Authorized Improvements has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.
3. The amount listed for the Authorized Improvements below is a true and accurate representation of the Actual Costs associated with the creation, acquisition, or construction of said Authorized Improvements, and such costs (i) are in compliance with the Reimbursement Agreement, and (ii) are consistent with the Service and Assessment Plan.
4. The Developer is in compliance with the terms and provisions of the Reimbursement Agreement, the Indenture, the Service and Assessment Plan and the Development Agreement.
5. The Developer has timely paid all ad valorem taxes and annual installments of special assessments it owes or an entity the Developer controls owes, located in the Mustang Lakes (Annex) Public Improvement District and has no outstanding delinquencies for such assessments.
6. All conditions set forth in the Indenture (as defined in the Reimbursement Agreement) for the payment hereby requested have been satisfied.
7. The work with respect to the Authorized Improvements referenced below (or its completed segment) has been completed, and the City has inspected such Authorized Improvements (or its completed segment).

8. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

9. No more than ninety-five percent (95%) of the budgeted or contracted hard costs for major improvements or any phase of Authorized Improvements identified may be paid until the work with respect to such Authorized Improvements (or segment) has been completed and the City has accepted such Authorized Improvements (or segment). One hundred percent (100%) of soft costs (e.g., engineering costs, inspection fees and the like) may be paid prior to City's acceptance of such Authorized Improvements (or segment).

Payments requested are as follows:

- a. X amount to Person or Account Y for Z goods or services.
- b. Etc.

[If the Authorized Improvements are to be paid in part from one series of Bonds and in part from another, insert the following:

As required by Section _____ of the Indenture, the costs for the Authorized Improvements that constitutes the pro-rata share of such Authorized Improvements allocable to the designated Bonds shall be paid as follows:

Authorized Improvements:	Amount to be paid from _____ Fund	Amount to be paid from _____ Fund	Total Cost of Authorized Improvements

Attached hereto are receipts, purchase orders, change orders, and similar instruments which support and validate the above requested payments. Also attached hereto are "bills paid" affidavits and supporting documentation in the standard form for City construction projects.

Pursuant to the Reimbursement Agreement, after receiving this payment request, the City has inspected the Authorized Improvements (or completed segment) and confirmed that said work has been completed in accordance with approved plans and all applicable governmental laws, rules, and regulations.

I hereby declare that the above representations and warranties are true and correct.

CELINA 557 PARTNERS, L.P.,
a Texas limited partnership

By: Celina 557 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

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Certificate for Payment, acknowledges the Certificate for Payment, acknowledges that the Authorized Improvements (or its completed segment) covered by the certificate have been inspected by the City, and otherwise finds the Certificate for Payment to be in order. After reviewing the Certificate for Payment, the City approves the Certificate for Payment and shall [include said payments in the City Certificate submitted to the Trustee directing payments to be made from the appropriate account of the PID Project Fund] [direct payment from the PID Reimbursement Fund] to the Developer or to any person designated by the Developer.

CITY OF CELINA, TEXAS

By: _____

Name: _____

Title: _____

Date: _____

Exhibit B

FORM OF CLOSING DISBURSEMENT REQUEST

The undersigned is an agent for _____ (the "Developer") and requests payment to the Developer (or to the person designated by the Developer) from the Cost of Issuance Account of the Project Fund from _____ (the "Trustee") in the amount of _____ (\$ _____) to be transferred from the Cost of Issuance Account of the PID Project Fund upon the delivery of the Bonds for costs incurred in the establishment, administration, and operation of the Mustang Lakes (Annex) Public Improvement District (the "District"), as follows. Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Indenture of Trust by and between the City and the Trustee dated as of _____, 20__ (the "Indenture") relating to the [INSERT NAME OF BONDS] (the "Bonds").

In connection with the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Closing Disbursement Request on behalf of the Developer, and is knowledgeable as to the matters set forth herein.
2. The payment requested for the below referenced establishment, administration, and operation of the District at the time of the delivery of the Bonds have not been the subject of any prior payment request submitted to the City.
3. The amount listed for the below costs is a true and accurate representation of the Actual Costs associated with the establishment, administration and operation of the District at the time of the delivery of the Bonds, and such costs are in compliance with the Service and Assessment Plan.
4. The Developer is in compliance with the terms and provisions of the Reimbursement Agreement, the Indenture, the Service and Assessment Plan, and the Development Agreement.
5. All conditions set forth in the Indenture and the Reimbursement Agreement for the payment hereby requested have been satisfied.
6. The Developer agrees to cooperate with the City in conducting its review of the requested payment and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested hereunder shall be made as directed below:

[Information regarding Payee, amount, and deposit instructions attached]

I hereby declare that the above representations and warranties are true and correct.

CELINA 557 PARTNERS, L.P.,
a Texas limited partnership

By: Celina 557 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

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Closing Disbursement Request, acknowledges the Closing Disbursement Request, and finds the Closing Disbursement Request to be in order. After reviewing the Closing Disbursement Request, the City approves the Closing Disbursement Request and shall include said payments in the City Certificate submitted to the Trustee directing payments to be made from the Cost of Issuance Account upon delivery of the Bonds.

CITY OF CELINA, TEXAS

By: _____

Name: _____

Title: _____

Date: _____

SCHEDULE I

1. Reimbursement Agreement Balance - Phase #1 Initial Projects

A. Original Principal Amount: **\$4,945,798**

- Interest Rate: 9.03% in years 1 through 5; 6.03% thereafter.
- Bond Index Rate approved by the City Council: 4.03 % as the highest average index rate reported for the *Bond Buyer's Index of 25 Revenue Bonds*, a weekly bond index approved by the City Council of the City, in the month before the date of the Assessment Ordinance Approval.
- Date of Assessment Ordinance Approval: Ordinance No. 2023-20 approved on March 14, 2023 and recorded in the real property records of Collin County, Texas on March 17, 2023, as Document No. 2023000027925.
- Payment Source: Solely from Assessment Revenues from the collection of the Phase #1 Assessments – Phase #1 Initial Projects shown on the Phase #1 Assessment Roll – Phase #1 Initial Projects attached as Appendix G to the SAP.

2. Reimbursement Agreement Balance - Phase #1 Additional Major Improvements

- Original Principal Amount: **\$1,760,000**
- Interest Rate: 9.03% in years 1 through 5; 6.03% thereafter.
- Bond Index Rate approved by the City Council: 4.03 % as the highest average index rate reported for the *Bond Buyer's Index of 25 Revenue Bonds*, a weekly bond index approved by the City Council of the City, in the month before the date of the Assessment Ordinance Approval.
- Date of Assessment Ordinance Approval: Ordinance No. 2023-21 approved on March 14, 2023 and recorded in the real property records of Collin County, Texas on March 17, 2023, as Document No. 2023000027924.
- Payment Source: Solely from Assessment Revenues from the collection of the Phase #1 Assessments – Additional Major Improvements shown on the Phase #1 Assessment Roll – Additional Major Improvements attached as Appendix H to the SAP.

3. Reimbursement Agreement Balance - Phase #2 Initial Projects

A. Original Principal Amount: \$ _____

- Interest Rate: ____% in years 1 through 5; ____% thereafter.
- Bond Index Rate approved by the City Council: ____ % as the highest average index rate reported for the *Bond Buyer's Index of 25 Revenue Bonds*, a weekly

bond index approved by the City Council of the City, in the month before the date of the Assessment Ordinance Approval.

- Date of Assessment Ordinance Approval: Ordinance No. 2025-____ approved on June 10, 2025 and recorded in the real property records of Collin County, Texas on _____, 2025, as Document No. _____.
- Payment Source: Solely from Assessment Revenues from the collection of the Phase #2 Assessments – Phase #2 Initial Projects shown on the Phase #2 Assessment Roll – Phase #2 Initial Projects attached as Appendix ____ to the SAP.

4. **Reimbursement Agreement Balance - Phase #2 Additional Major Improvements**

- Original Principal Amount: \$ _____
- Interest Rate: _____% in years 1 through 5; _____% thereafter.
- Bond Index Rate approved by the City Council: _____% as the highest average index rate reported for the *Bond Buyer's Index of 25 Revenue Bonds*, a weekly bond index approved by the City Council of the City, in the month before the date of the Assessment Ordinance Approval.
- Date of Assessment Ordinance Approval: Ordinance No. 2025-____ approved on June 10, 2025 and recorded in the real property records of Collin County, Texas on _____, 2025, as Document No. _____.
- Payment Source: Solely from Assessment Revenues from the collection of the Phase #2 Assessments – Additional Major Improvements shown on the Phase #2 Assessment Roll – Additional Major Improvements attached as Appendix ____ to the SAP.



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
Initiated by: Linda Majeed
Date: June 10, 2025
Re: Southeast Pump Station and Ground Storage Tank, 2025-032

Action Requested:

Consider and act to award Bid 2025-032 for the construction of the Southeast Pump Station and Ground Storage Tank to Archer Western Construction at the unit prices listed in the amount of \$65,979,800.30 plus five percent contingency in the amount of \$3,298,990.00 for a total amount not to exceed \$69,278,790.30. (Glasgow)

Background Information:

On April 24, 2025, the City received responses to bid 2025-032 for the Southeast Pump Station and Ground Storage Tank project. The project primarily includes the construction of the pump station building, associated electrical and instrumentation, backup generator, One 8-MG Precast Concrete Ground Storage Tank, separate chemical building and lab, associated yard piping, four (4) 450 HP vertical turbine pumps (in cans) as well as two (2) additional pump cans for the future vertical turbine pumps and site civil improvements including site utilities and paving. The site will be master planned to ultimately house an additional future pump station building for a total firm capacity of 75-MGD, future 48-inch discharge piping, two additional 8- MG GSTs and a Public Works fleet center.

On February 13, 2025, the City received four proposals seeking prequalification for the project: Archer Western, BAR Constructors, Gracon Construction and Garney. All four met the passing criteria for prequalification. However, Archer Western was the only bidder to submit a proposal for the project. The other bidders provided the following explanations for why they did not submit bids:

- BAR Constructors: They specialize in structural concrete and treatment equipment work. The southeast pump station mainly includes work that would need to be subcontracted that BAR does not self-perform.
- Gracon Construction: Due to timing and other bids, they were unable to submit a bid.
- Garney: They had problems with “Sovereign Immunity” and some bond terms in our agreement.

The proposed project is scheduled to be completed in the summer of 2027 to meet the forecasted high demand of the city's growth.

Legal Review:

Contract has been previously reviewed and approved.

Supporting Documents:

1. Staff Presentation
2. Location Map
3. Agenda Recap - Southeast Pump Station Final
4. SEPS Recommendation of Award
5. Agreement - SEPS Final by CA - unsigned

Financial Consideration:

Funding is available through current bond funds and future bond issuances. 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.

SOUTHEAST PUMP STATION & GROUND STORAGE TANK

CONSTRUCTION AWARD

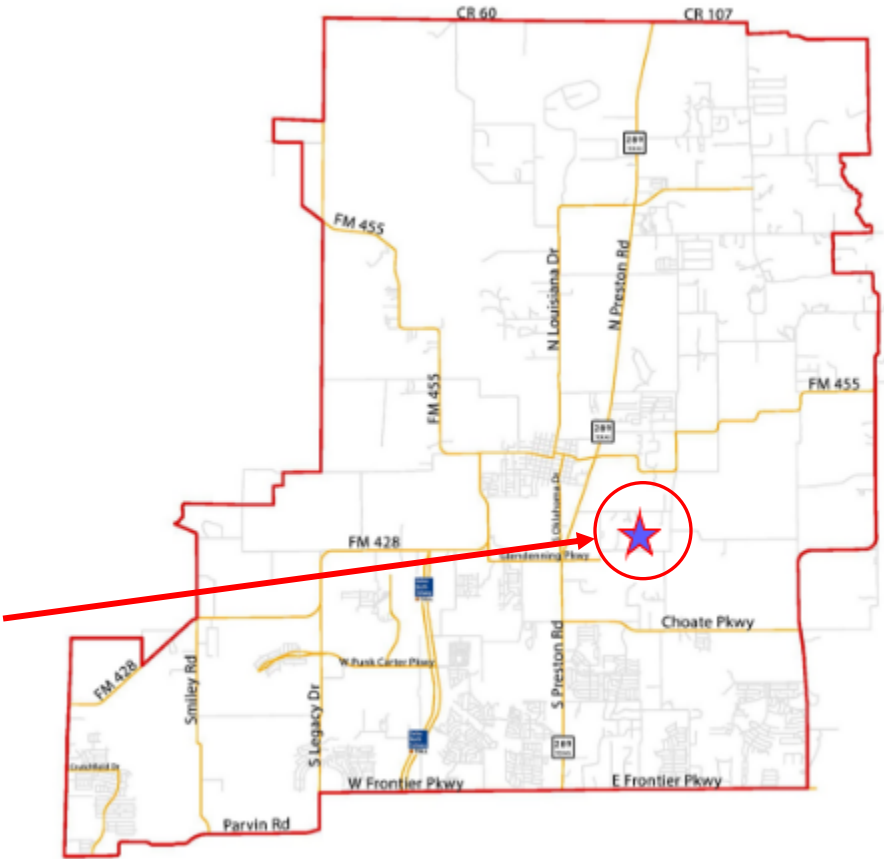
June 10, 2025

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



LOCATION MAP

Southeast PS & GST Site



INTRODUCTION

- This item is to consider awarding a construction contract to Archer Western for the construction of Southeast Pump Station and Ground Storage Tank project.
- Bid invitation was sent out to 4 prequalified bidders and 1 response was received.
- Construction contract is 840 calendar days.
- Estimated substantial completion in July 2027.

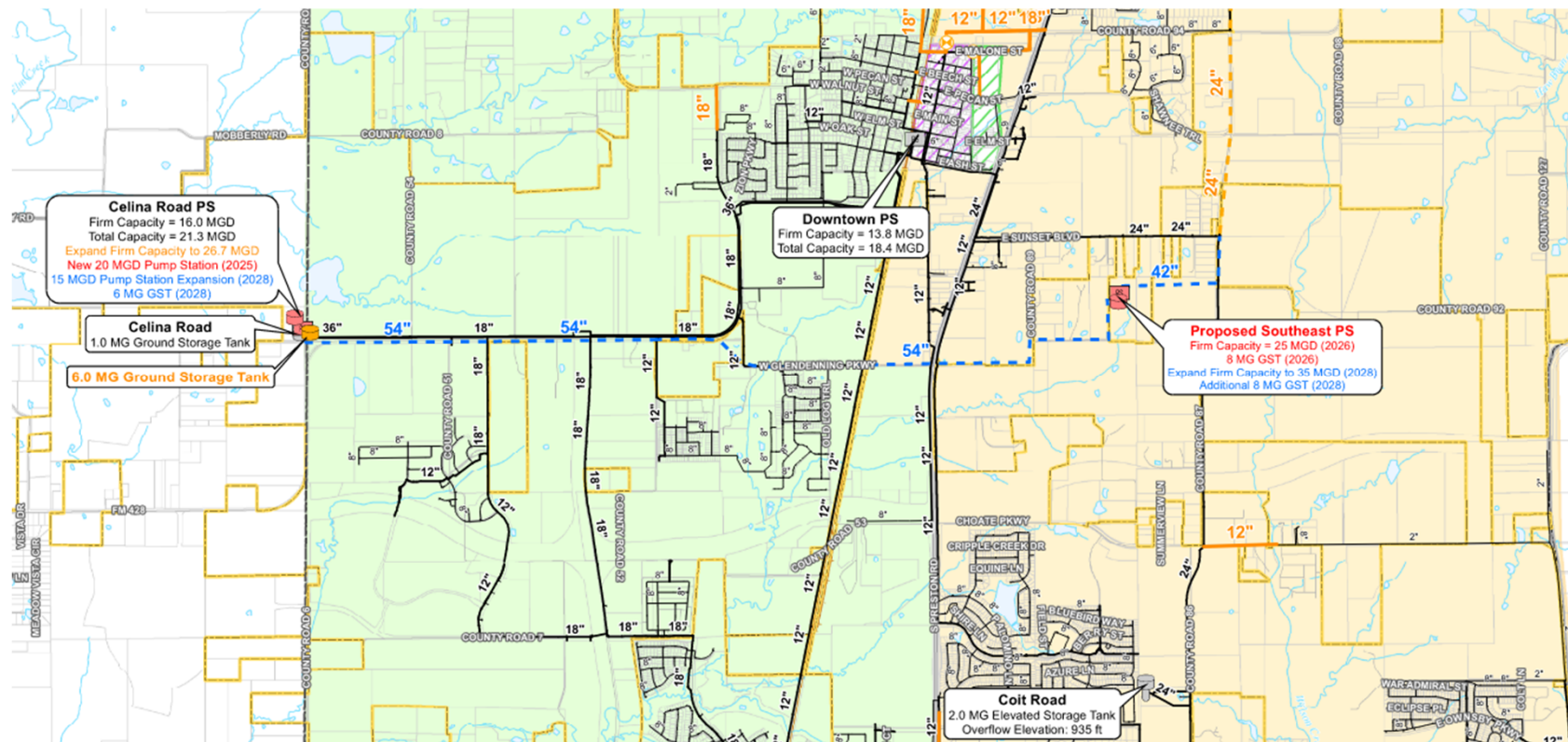
PROJECT SUMMARY

The project primarily includes the construction of the following:

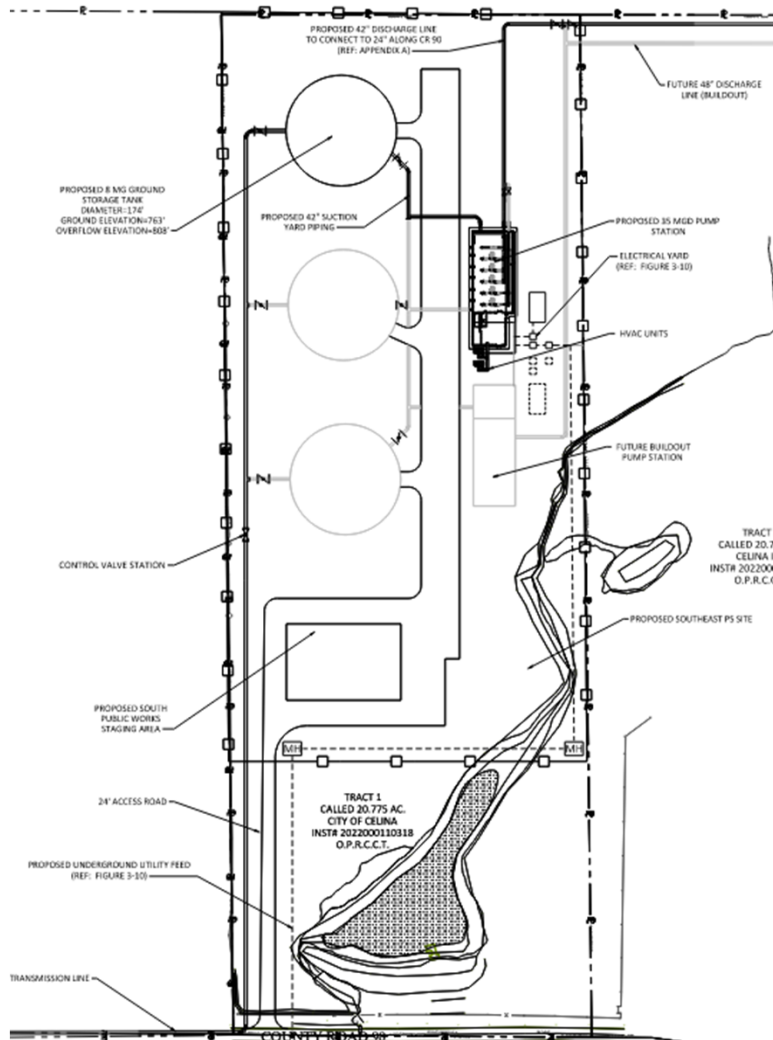
- Southeast pump station with four (4) 450 HP vertical turbine pumps in cans, two additional cans for future pumps, associated electrical equipment and instrumentation.
- One eight million gallons (8-MG) precast concrete ground storage tank with separate chemical building and lab.
- Site civil improvements including site utilities, associated yard piping, paving, and backup generator.

BACKGROUND

- Proposed pump station to supply high pressure plane.
- Allow the decommissioning downtown dump station.



BACKGROUND



- Total 3 ground storage tanks (1 Initial, 2 future), 8 MG Each.
- Detention pond (shared with CISC).
- Future south public works staging area.
- Space for additional future pump station Site.
- Initial 25 MGD and 75 MGD buildout capacity.

BID 2025-032

- 4 qualified bidders for the project: Archer Western, BAR Constructors, Gracon Construction, and Garney.
- 3 qualified bidders provided explanation as for why they did not submit bids:
 - **BAR Constructors:** They specialized in structural concrete and treatment equipment work. The SE Pump Station mainly requires subcontractor work.
 - **Gracon Construction:** Due to timing and other bids, they couldn't submit a bid for the SE PS project.
 - **Garney:** They had problems with "Sovereign Immunity" and some bond terms in the agreement.
- Archer Western was the only bidder to submit a proposal for the project.

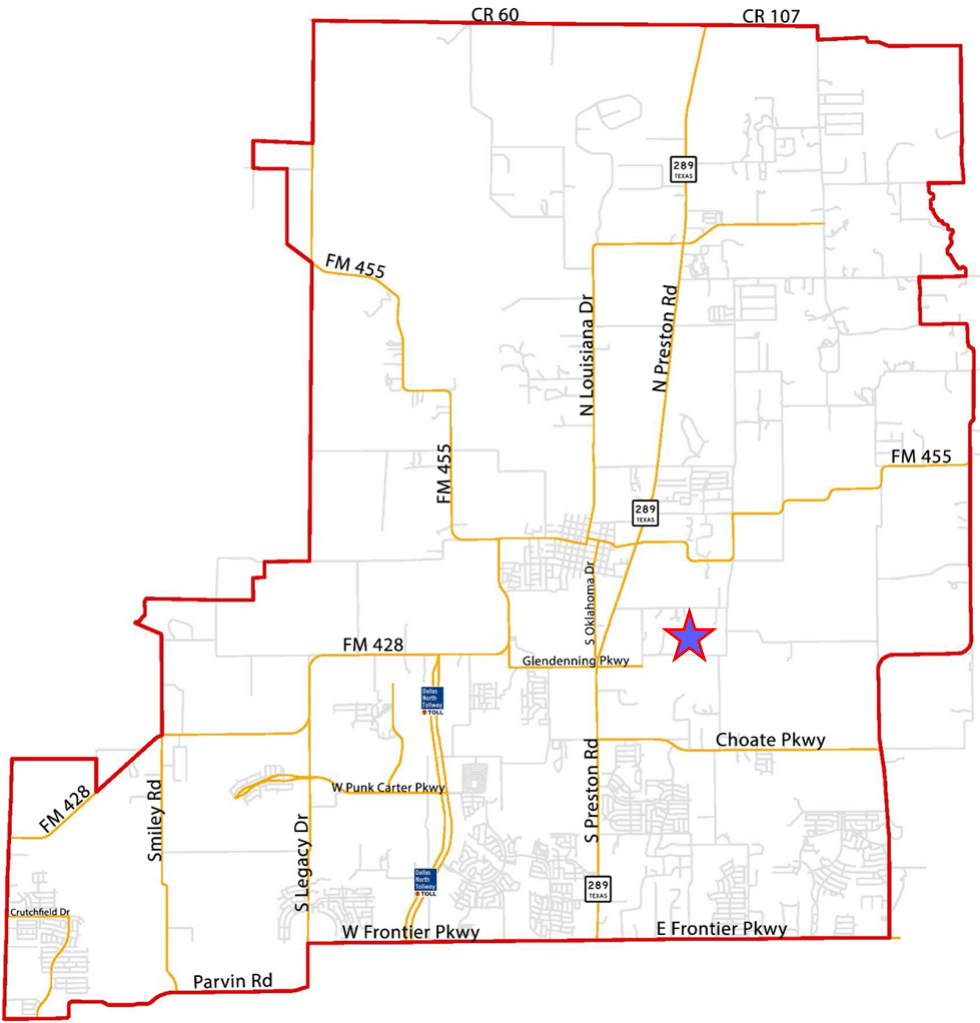
BID 2025-032

- OPCC: \$69,647,000.00
- Bid Price: \$65,979,800.30
- 5% Contingency: \$3,298,990.00
- Total Not to Exceed: \$69,278,790.30

Event Number	2025-032 Addendum 4		Organization	City of Celina eBid	
Event Title	Southeast Pump Station		Workgroup	Purchasing	
Event Description	The construction project consists of a pump		Event Owner	Ryan Quigley	
Event Type	ITB		Email	rquigley@celina-tx.gov	
Issue Date	2/28/2025 07:30:01 AM (CT)		Phone		
Close Date	4/24/2025 02:00:00 PM (CT)		Fax		
Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Archer Western Construction	Irving	TX	4/24/2025 01:45:56 PM (CT)	15	\$65,979,800.30
Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.					

QUESTIONS?

LOCATION MAP



**CITY OF CELINA
SOLICITATION RECAP**

**SOLICITATION #: 2025-032
SOLICITATION NAME: Southeast Pump Station
PROJECT #: W58**

Bid Opening Date	<u>4/24/2025</u>	Bid Opening Time:	<u>2:00 PM</u>
Number of Invitations Sent/Vendors Notified:			<u>4</u>
Number of Submissions:			<u>1</u>
Number of Non-Responsive Bids:			<u>0</u>
Number of Responsive Bids:			<u>1</u>
Number of No Bids			<u>0</u>
Did any vendor apply for Local Preference? (Y/N)			<u>No</u>

Review/Evaluation:

In January 2025 staff issued an RFI for pre-qualification services for the construction of the Southeast Pump Station. Six responses were received and four were deemed qualified to participate in the construction bid process.

Construction bids were issued in March 2025, and one response was received. An initial review was conducted by Purchasing to assess the bidder's responsiveness. Purchasing contacted the other three qualified firms to determine why they failed to submit. Bar Constructors was seeking projects that involved structural concrete and treatment equipment work to keep their own crews busy. Gracon Construction ran out of time and failed to submit. Finally, Garney Companies took issue with some of the terms and conditions but failed to ask questions or request exceptions.

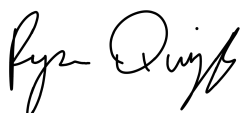
The response was sent to the Engineer of Record and staff for review.

Recommendation:

Upon completion of the review, the department recommends the lowest responsible vendor(s):

Recommended Vendor(s): Archer Western Construction

Contract Term: 840 Calendar days from NTP



Submitted By

5/13/25

Date

5/13/2025

Linda Majeed, P.E.
Senior Civil Engineer
City of Celina, TX
142 N Ohio St
Celina, TX 75009

Re: Recommendation of Award for City of Celina Southeast Pump Station
Bid No.: 2025-032

Mrs. Majeed:

A total of one (1) bidders submitted bid packages for the above referenced project on Thursday, April 24, 2025. The bids were accepted and read aloud.

Bids were for the construction of a new Southeast Pump Station (SEPS). The project primarily includes the construction of the SEPS building, associated electrical and instrumentation, backup generator, One 8-MG Precast Concrete Ground Storage Tank, separate chemical building and lab, associated yard piping, four (4) 450 HP vertical turbine pumps (in cans) as well as two (2) additional pump cans for the future vertical turbine pumps.

The bids received are listed below. A detailed bid tabulation is attached to this letter showing line-item costs for each bid received.

BID SUMMARY

Bidders	Total Bid
Archer Western Construction	\$65,979,800.30

Archer Western Contractors submitted the bid of \$65,979,800.30. Archer Western Construction, LCC is a general contractor with a central corporate office in Atlanta, Georgia and a local regional office in Irving, Texas. Archer Western was approved during the prequalification process as they have successfully demonstrated experience and performance in similar projects including, McKinney Ranch Pump Station, Frisco Reuse Pump Station, and Prosper Pump Station. During the prequalification period Freese and Nichols, Inc. contacted the references of completed projects Archer Western provided and verified the projects listed are in good standing with the Owner. Additionally, Freese and Nichols, Inc. has had a successful history when teaming with Archer Western on similar construction projects and confirmed workload availability for execution of this project.

FNI recommends the award of the project to Archer Western for the amount of \$65,979,800.30

Please contact me with any questions or concerns you may have regarding this letter.

Sincerely,



Clayton Barnard, P.E.
Principal/Vice President
Freese and Nichols, Inc.

SECTION 00410
EJCDC STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE

THIS CONTRACT is by and between the **City of Celina** (OWNER) and **Archer Western Construction** (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:

Project: City of Celina
Southeast Pump Station BID 2025-032
PROJECT W58

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:

- The Project consists of a pump station with an initial capacity of approximately 25 MGD firm. The pump station is master planned for a total capacity of 75 MGD.
- Pump and electrical equipment will be housed in a single building. Additional rooms for other uses will include a SCADA control room, IT closet, restroom, and storage.
- The Project includes the installation of two generators for backup power for the pump station.
- The Project includes one 8-MG precast concrete ground storage tank. The Site is master planned for two additional 8-MG for a total of 24-MG storage.

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by **Freese and Nichols, Inc.** 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, without the generators, within 756 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, without the generators, in accordance with paragraph 14.07 of the General Conditions within 840 days after the date when the Contract Times commence to run.
- B. The generators will be substantially completed within 1,050 days after the date when the Contract Times comment 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 1,092 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, expenses, 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 liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER **\$2500** 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 **\$2500** 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: **\$65,979,800.30**

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 the 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 the 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.

10.06 Termination for Nonappropriation of Funds. The OWNER operates on a fiscal year that ends annually on September 30th. If the term of this Agreement extends into fiscal years subsequent to that in which it is approved, OWNER and CONTRACTOR agree and acknowledge that if sufficient funds, whether through debt issuance or any other sources, are not made available, appropriated, and/or if future debt issuances do not occur by the governing body of OWNER for the continued performance of the Project or Work under this Agreement for any fiscal year, either party may terminate this Agreement without penalty. This section, "Termination for Nonappropriation of Funds," shall control over any other provision of this Agreement and any other provision of the Contract Documents.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have assigned this Agreement in duplicate. One counterpart has been delivered to each of 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 with an effective date of June _____, 2025

CITY OF CELINA, TEXAS

CONTRACTOR.

Robert Ranc, City Manager


Daniel P Walsh (Jun 5, 2025 09:40 ADT)

President

Printed Name & Title

Address for giving notices:

**City of Celina
142 N. Ohio
Celina, TX 75009
Attn: Contracts
469-813-4194
contracts@celina-tx.gov**

Address for giving notices:

929 w Adams
Chicago 60607

Council Authorized Date: _____

PO # _____

EJCDC® C-410, Bid Form for Construction Contract.

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and American Society of Civil Engineers. All rights reserved.**



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
Initiated by: Drew Jenks
Date: June 10, 2025
Re: Wilson Creek Park Phase 1

Action Requested:

Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of Phase 1 of Wilson Creek Park through the Construction Manager at Risk, Dean Construction, in the amount of \$11,870,219.43. (Glasgow)

Background Information:

Wilson Creek Park is approximately 100 acres, with Phase I totaling 30 acres. Dunaway Associates, LLC, was selected to perform master planning design services in September 2022. Dean Construction was awarded the Construction Manager at Risk (CMAR) contract in March 2024. The park's master plan was approved by City Council in March 2024.

Phase one of the project includes two large multi-use fields for recreational sports with game field lighting, as well as two cricket pitches, concrete and soft-surface trails, and restrooms. It also covers essential site infrastructure, including roads, parking, fencing, storm drainage, and utilities such as water, sewer, and electricity. Another key feature includes an amenity pond supplied with well water, which serves as the primary irrigation source for landscaping and game field turf.

Staff recommends approval of the amendment to the CMAR contract to include the guaranteed maximum price (GMP) for the construction of Phase One (1).

Legal Review:

Contract has been previously reviewed and approved.

Supporting Documents:

1. Staff Presentation
2. Location Map
3. Contract Amendment 1 GMP Wilson Creek Park

Financial Consideration:

Funding is available through park funds and bond funds. Additional funding is provided by the Collin County Parks Foundation grant (Award: \$327,100.00) for trail development. Expenditures will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends awarding the bid as presented.

WILSON CREEK PARK PHASE 1

CONSTRUCTION AWARD

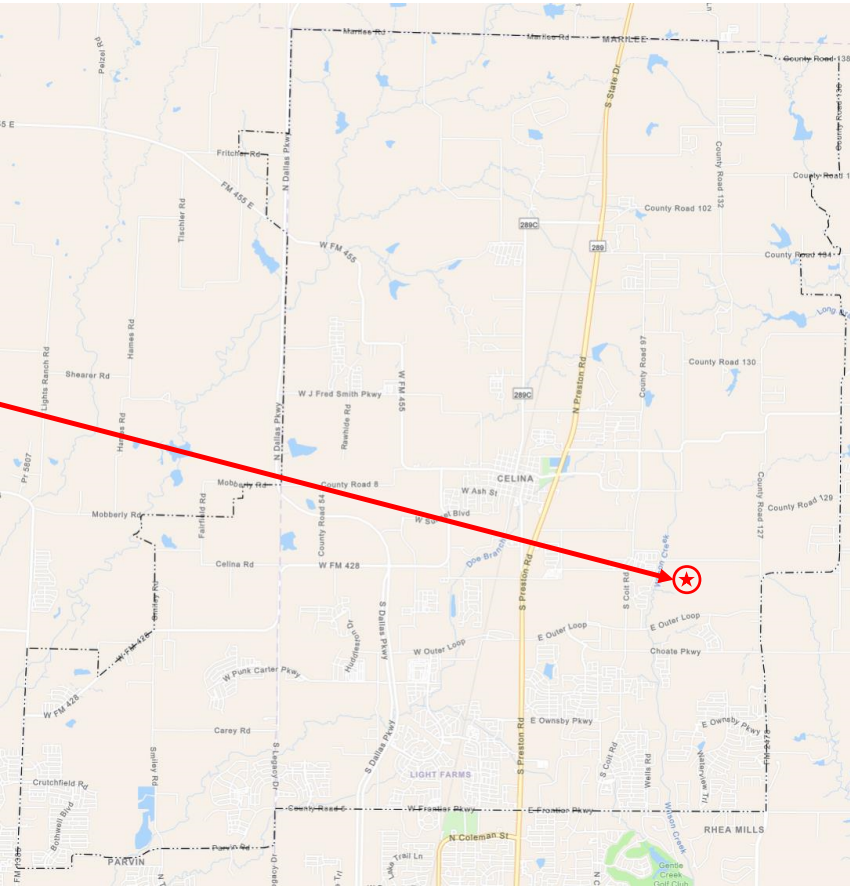
June 10, 2025

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



LOCATION MAP

WILSON CREEK PARK
PHASE 1



INTRODUCTION

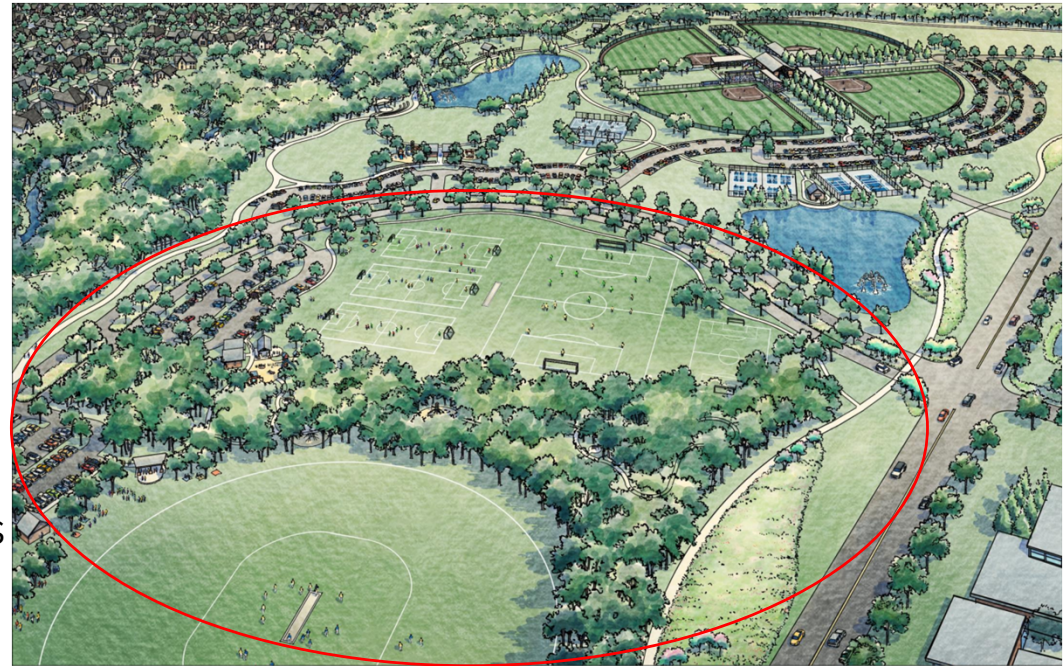
- This item is to consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of Phase 1 of Wilson Creek Park through the Construction Manager at Risk, Dean Construction.
- Wilson Creek Park is approximately 100 acres with Phase 1 totaling 30 acres.
- Dunaway was selected to perform Master Plan design services in September 2022.
- The Masterplan was approved by City Council in March 2024.
- Dean Construction was selected for construction services (CMAR) in March 2024.

WILSON CREEK PARK MASTER PLAN



PROJECT SUMMARY – PHASE I

- Two large multi-use fields for recreational sports with game field lighting.
- Two Cricket pitches for fast growing sporting activity.
- Concrete & soft-surface trails, and restrooms.
- Site infrastructure access roads, parking, fencing, storm drainage, water, sewer, and electrical utilities.
- Amenity pond – supplied with well water as primary irrigation source for landscaping and game field turf.
- Estimated completion is June 2026.



GMP TOTAL

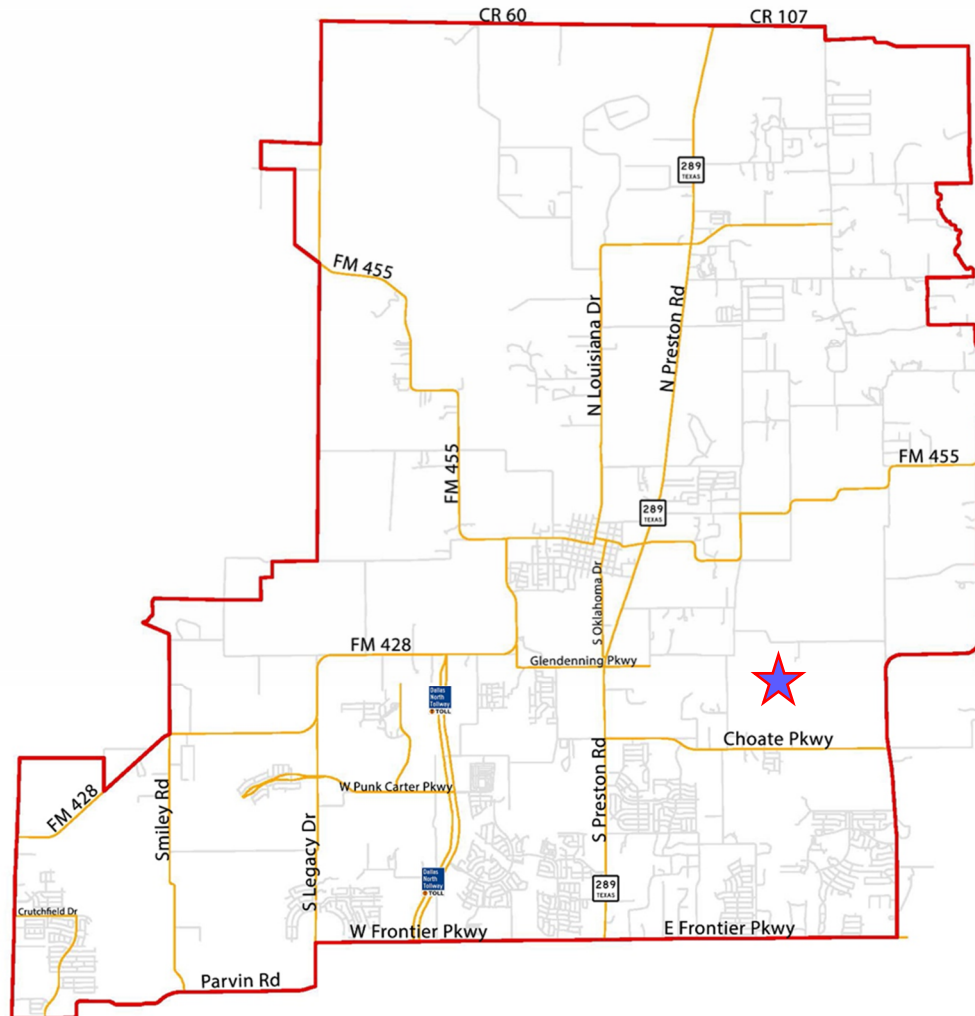
- Guaranteed Maximum Price (GMP)
 - \$11,870,219.43
 - Includes Construction & Owner's Contingency

Wilson Creek Phase 1 GMP		
Task	Subcontractor	Total
Erosion Control	Prime Erosion	\$44,586.00
Tree Protection/Temp Fence	Dakota Proscapes	\$10,900.00
Demo/ Earthwork	FCS Construction	\$895,000.00
Pond Liner	Ten Hagen	\$78,000.00
Selective Clearing @ Corridor	Dean	\$72,875.00
Utilities with RCP	Bear Creek	\$1,237,188.00
Flexamat	Dean	\$123,530.00
Fire Lane/ Vehicular Paving (Flex Base)	Lacy	\$1,745,000.00
Striping and Signage	Dean	\$8,500.00
Site Concrete	Dean	\$649,900.00
Decomposed Granite Trail	Dean	\$165,468.00
PRC Building Pad	Dean	\$54,800.00
Pedestrian Boardwalk	Dean	\$77,435.00
Dumpster Enclosure	Dean	\$44,000.00
Temporary Maintenance Yard Alt	Dean	\$41,500.00
Artificial Turf @ Cricket	Dakota Proscapes	\$65,910.00
Concrete Split Rail Fence	Dean	\$103,733.00
Design Master Fence	American Fence	\$50,500.00
Pond Equipment Enclosure	Dean	\$123,100.00
Site Electrical	Nema 3	\$1,057,996.00
South Field Lighting	Nema 3	\$816,701.00
Irrigation System	A New Deal	\$887,714.00
Water Well	THI	\$523,929.00
Water Well Surface Work	In Control	\$53,968.00
Fountain/ Aeration	In Control	\$48,933.00
Grade Maintenance	Dean	\$60,000.00
Turf Establishment	Dakota Proscapes	\$412,612.05
Landscape	Dakota Proscapes	\$669,723.74
Identity Signage	Dean	\$52,950.00
Art Sculpture	Dean	\$19,633.00
Landscape Wall @ Berm	Dean	\$39,320.00
Monument Sign	Dean	\$57,160.00
Site Amenities	Dean	\$63,529.00
Subtotal		\$10,356,093.79
Contractor Contingency (2%)		\$207,121.88
Owner Contingency (3%)		\$310,682.81
Subtotal		\$10,873,898.48
GC		\$706,803.40
Fee		\$289,517.55
Total		\$11,870,219.43

QUESTIONS?



LOCATION MAP



AMENDMENT TO CONTRACT
CONSTRUCTION MANAGER AT RISK

Amendment 1 - GMP

This Agreement is made by and between the City of Celina, Texas, a home-rule municipality (hereinafter referred to as the "Owner") and **Dean Construction** (hereinafter referred to as the "Contractor/Provider") for **Wilson Creek Park Phase 1 (Bid 2025-043)**, (hereinafter referred to as the "Services"), the Owner and the Provider hereby agree as follows:

AGREEMENT

Amendment 1 modifies the following conditions to the original contract.

- a. Article 1 Contract documents, item 8 Add
 - a. Amendment 1: GMP
 - b. Schedule
- b. Guaranteed Maximum price: **\$11,870,219.43**

AMENDMENT

This contract may only be amended by the written mutual Agreement of both parties.

By signing below, you agree to the amendment of the original contract, as outlined in the above terms. All other original terms and conditions remain the same.

CITY OF CELINA

PROVIDER

Gregory Firebaugh

Robert Ranc, City Manager
Printed Name & Title

President
Printed Name & Title

Date

Jun 5, 2025
Date

Council Authorized Date: _____

PO # _____

Wilson Creek Phase 1 GMP

Task	Subcontractor	Base bid
Erosion Control	Prime Erosion	\$44,586.00
Tree Protection/Temp Fence	Dakota Proscapes	\$10,900.00
Demo/ Earthwork	FCS Construction	\$895,000.00
Pond Liner	Ten Hagen	\$78,000.00
Selective Clearing @ Corridor	Dean	\$72,875.00
Utilities with RCP	Bear Creek	\$1,237,188.00
Flexamat	Dean	\$123,530.00
Fire Lane/ Vehicular Paving (Flex Base)	Lacy	\$1,745,000.00
Striping and Signage	Dean	\$8,500.00
Site Concrete	Dean	\$649,900.00
Decomposed Granite Trail	Dean	\$165,468.00
PRC Building Pad	Dean	\$54,800.00
Pedestrian Boardwalk	Dean	\$77,435.00
Dumpster Enclosure	Dean	\$44,000.00
Temporary Maintenance Yard Alt	Dean	\$41,500.00
Artificial Turf @ Cricket	Dakota Proscapes	\$65,910.00
Concrete Split Rail Fence	Dean	\$103,733.00
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Pond Equipment Enclosure	Dean	\$123,100.00
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South Field Lighting	Nema 3	\$816,701.00
Irrigation System	A New Deal	\$887,714.00
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Water Well Surface Work	In Control	\$53,968.00
Fountain/ Aeration	In Control	\$48,933.00
Grade Maintenance	Dean	\$60,000.00
Turf Establishment	Dakota Proscapes	\$412,612.05
Landscape	Dakota Proscapes	\$669,723.74
Identity Signage	Dean	\$52,950.00
Art Sculpture	Dean	\$19,633.00
Landscape Wall @ Berm	Dean	\$39,320.00
Monument Sign	Dean	\$57,160.00
Site Amenities	Dean	\$63,529.00
Subtotal		\$10,356,093.79
2% Contractor Contingency		\$207,121.88
3% Owner Contingency		\$310,682.81
Subtotal		\$10,873,898.48
GC		\$706,803.40
Fee		\$289,517.55
Sub-Total		\$11,870,219.43

Excludes Power Company charges and testing

Wilson Creek Park Phase 1 Construction Schedule

PROJECT NAME	CLIENT NAME
Wilson Creek Park Phase 1 - Celina, TX	City of Celina
CMAR	PROJECT MANAGER
Dean Construction	Tyler Firebaugh

[illegible]



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Parks
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Steve Walsh, Director of Parks and Recreation
CC: Kimberly Brawner, Assistant City Manager, Karla Stovall, Assistant City Manager
Initiated by: Steve Walsh
Date: June 10, 2025
Re: Parks Administration Building

Action Requested:

Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of the Parks Administration Building through the Construction Manager at Risk, Crossland Construction, in the amount not to exceed \$6,197,824.00. (Walsh)

Background Information:

City Council authorized staff to enter into an agreement with Parkhill, Smith, and Cooper, Inc. to design the Parks and Recreation Administration Building in September 2023. City Council approved the selection of Crossland Construction as the Construction Manager at Risk (CMAR) in May 2024. Staff presented the initial schematic design to the City Council on July 2024 and, in January 2025, staff presented an updated rendering on the building design.

The project will revitalize the old Celina ISD athletic offices into the new City of Celina Parks Administration offices. The project will remodel a 15,000-square-foot metal building into offices for park administration and include approximately 7,000 square feet of public space for recreational purposes. The construction will consist of minor civil site work, sidewalks, exterior lighting, landscaping, and irrigation for the adjacent park area and signage. Building construction will include new facade design and renovation of the building's exterior walls and interior walls per architect's approved plans, including additional building foundation and underground utilities, building plumbing, mechanical, electrical, and lighting, data / low voltage, audio visual and access control installations to meet City Standards and 2021 IBC 2023 NEC and local codes. The project will also include approximately 1,000 square feet for e-sports.

Staff recommends that the City Council authorize an amendment to the Guaranteed Maximum

Price (GMP) for the construction of the Parks Administration Building through the Construction Manager at Risk, Crossland Construction, in the amount of \$6,197,824.00.

Legal Review:

Contract has been previously reviewed and approved.

Supporting Documents:

1. Staff Presentation
2. Location Map
3. Celina Parks Admin Reno Crossland GMP
4. Amendment GMP 1 and Exhibits Partially Executed

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 approval.

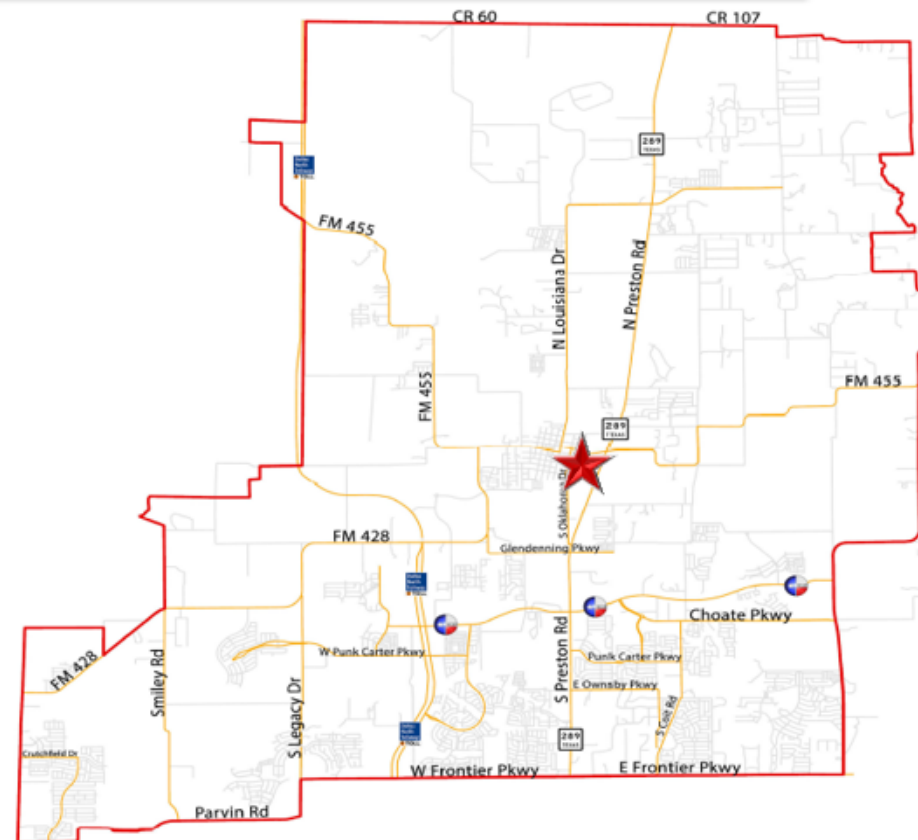
PARKS ADMIN - GMP BUILDING REMODEL

June 10, 2025

Kimberly Brawner, P.E., ACM – Public Services
Steve Walsh, Director of Parks & Recreation

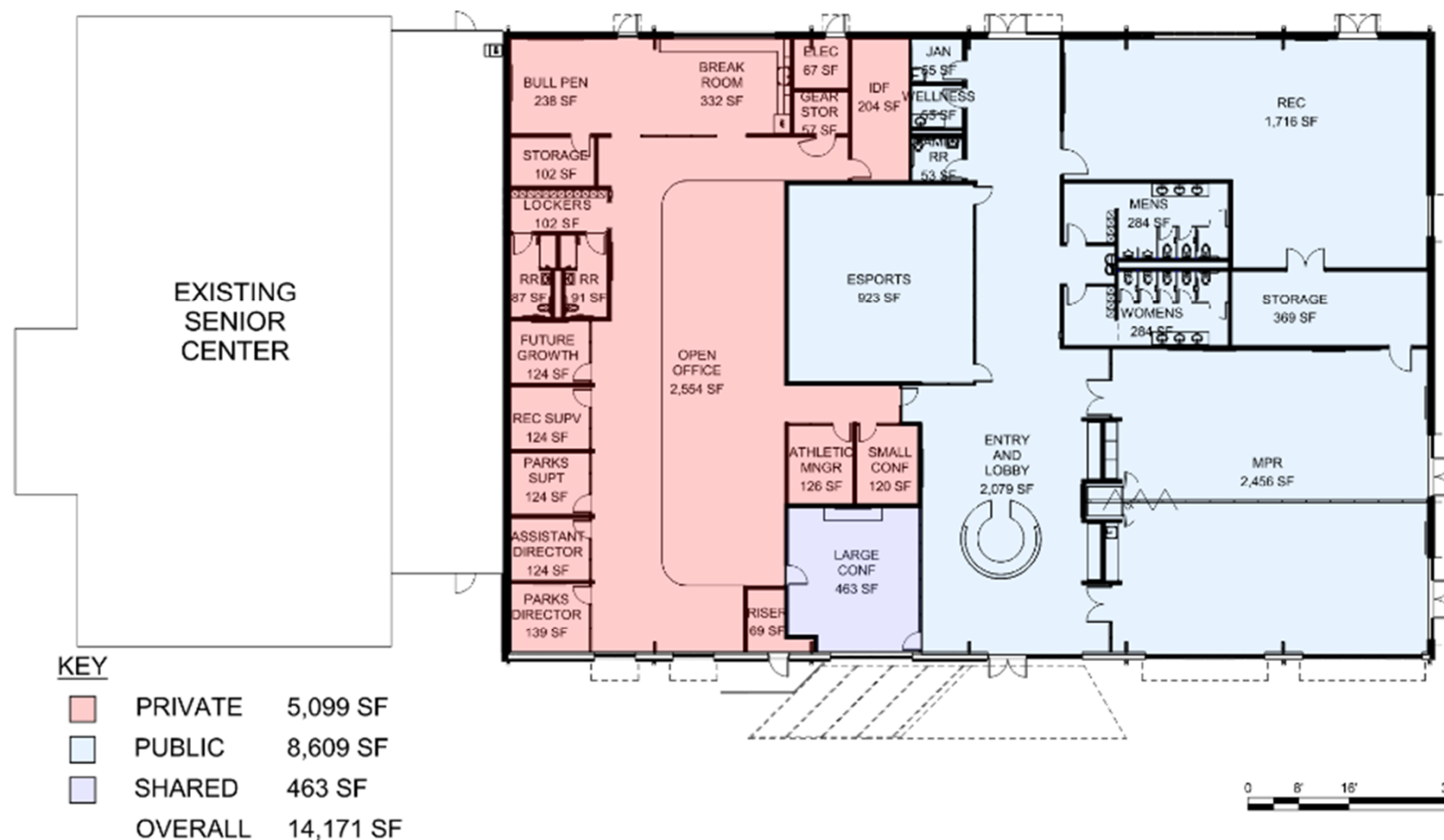


LOCATION MAP



BACKGROUND

- The City of Celina purchased the existing 13,566 square foot Bobcat Stadium metal building for the future use for the Parks and Recreation administration offices and Public programming space.
- The Public use facility includes:
 - ✓ Program space for fitness & exercise classes
 - ✓ Large multi-purpose spaces for educational, dance & martial arts classes, and group training opportunities
 - ✓ Arts & Crafts / activity space for all ages
 - ✓ Celina's first E-Sports facility
 - ✓ Conference room space
- The existing structural metal building framing will remain. However, the exterior roof and façade are new to match the existing Senior Center and will be brought up to current Building Codes.
- The Bobcat Stadium history and heritage will be included in a large exterior mural and interior art.







GMP TOTAL

- Guaranteed Maximum Price (GMP)
 - \$6,197,824.00
 - Includes Construction & Owner's Contingency
- Total Project Cost:
 - \$ 10,000,000.

Guaranteed Maximum Price Proposal

Project: Celina Parks Administration Renovation
Date: June 3, 2025

CROSSLAND
CONSTRUCTION COMPANY, INC.

BID PACKAGE	DESCRIPTION	SUBCONTRACTOR / SUPPLIER	# BIDS	SITE	5.27 \$/Acre	BUILDING	14.816 \$/SF	TOTAL	14.816 \$/SF	%
01A	General Requirements	CROSSLAND		\$ 2,975	\$ 565	\$ 5,525	\$ 0.37	\$ 8,500	\$ 0.57	0.14%
02A	Demolition	AK/Demo	4	\$ -	\$ -	\$ 104,500	\$ 7.05	\$ 104,500	\$ 7.05	1.69%
02B	Renovating of Existing Press Box - ALLOWANCE			\$ -	\$ -	\$ 50,000	\$ 3.37	\$ 50,000	\$ 3.37	0.81%
02C	Demo Existing Indoor Turf Fieldhouse - ALLOWANCE			\$ -	\$ -	\$ 65,000	\$ 4.39	\$ 65,000	\$ 4.39	1.03%
31A	Earthwork	Select	4	\$ -	\$ -	\$ 85,386	\$ 5.76	\$ 85,386	\$ 5.76	1.38%
31B	Erosion Control	Dean	2	\$ 17,309	\$ 3,287	\$ -	\$ -	\$ 17,309	\$ 1.17	0.29%
32A	Landscaping & Irrigation	AAC	13	\$ 45,626	\$ 8,663	\$ -	\$ -	\$ 45,626	\$ 3.08	0.74%
32E	Pavement Markings	OTCWAG	1	\$ 5,500	\$ 1,044	\$ -	\$ -	\$ 5,500	\$ 0.37	0.09%
32F	Fencing	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
32RW	Retaining Walls	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
33A	Site Utilities	Heverick	2	\$ 72,500	\$ 13,746	\$ -	\$ -	\$ 72,500	\$ 4.89	1.17%
33B	Franchise Utilities			BY OWNER	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
03A	Cast-in-Place Concrete	MOT	4	\$ 60,000	\$ 11,392	\$ 49,657	\$ 3.35	\$ 109,657	\$ 7.40	1.77%
03B	Concrete Staining & Polishing	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
04A	Masonry	GGSS	2	\$ -	\$ -	\$ 85,825	\$ 5.79	\$ 85,825	\$ 5.79	1.38%
05A	Structural & Miscellaneous Steel	EBX	1	\$ -	\$ -	\$ 18,730	\$ 1.26	\$ 18,730	\$ 1.26	0.30%
06A	Woods and Plastics	NWC	15	\$ -	\$ -	\$ 97,855	\$ 6.60	\$ 97,855	\$ 6.60	1.58%
07B	Waterproofing	SCS	4	\$ -	\$ -	\$ 22,000	\$ 1.48	\$ 22,000	\$ 1.48	0.35%
07D	Metal Panels	EPJA	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
07F	Fireproofing & Firestopping	EPJA	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
08A	Doors & Hardware	Turnkey	4	\$ -	\$ -	\$ 96,291	\$ 6.50	\$ 96,291	\$ 6.50	1.50%
08B	Glass & Glazing	Notex	14	\$ -	\$ -	\$ 331,021	\$ 22.34	\$ 331,021	\$ 22.34	5.34%
09A	Drywall & Acoustical	Prime	9	\$ -	\$ -	\$ 664,262	\$ 44.83	\$ 664,262	\$ 44.83	10.79%
09B	Flooring	FDL	9	\$ -	\$ -	\$ 101,100	\$ 6.82	\$ 101,100	\$ 6.82	1.43%
09C	Tile	FDL	9	\$ -	\$ -	\$ 64,985	\$ 4.39	\$ 64,985	\$ 4.39	1.09%
09D	Painting	Burns & Park	10	\$ -	\$ -	\$ 99,455	\$ 6.71	\$ 99,455	\$ 6.71	1.60%
10A	Specialties	Chatham	5	\$ -	\$ -	\$ 134,561	\$ 9.08	\$ 134,561	\$ 9.08	2.17%
10B	Signage	Primead Signs	2	\$ -	\$ -	\$ 30,320	\$ 2.05	\$ 30,320	\$ 2.05	0.49%
10C	Pre-Fabricated Canopies	Arch-Fab	2	\$ -	\$ -	\$ 35,615	\$ 2.40	\$ 35,615	\$ 2.40	0.57%
10E	Lockers	Hillman	2	\$ -	\$ -	\$ 18,850	\$ 1.27	\$ 18,850	\$ 1.27	0.30%
10F	Operable Partitions	EPJA	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
11A	Residential Appliances	DB	1	\$ -	\$ -	\$ 12,100	\$ 0.82	\$ 12,100	\$ 0.82	0.20%
12A	Window Treatments	KEC	7	\$ -	\$ -	\$ 13,932	\$ 0.94	\$ 13,932	\$ 0.94	0.23%
13A	Metal Building System	ME	3	\$ -	\$ -	\$ 442,860	\$ 29.89	\$ 442,860	\$ 29.89	7.13%
21A	Fire Protection	Complete	3	\$ -	\$ -	\$ 40,800	\$ 2.75	\$ 40,800	\$ 2.75	0.60%
22A	Plumbing	Sloan	4	\$ -	\$ -	\$ 235,376	\$ 15.89	\$ 235,376	\$ 15.89	3.90%
23A	HVAC	Accliff	4	\$ -	\$ -	\$ 711,229	\$ 48.00	\$ 711,229	\$ 48.00	11.40%
26A	Electrical	Prime	6	\$ -	\$ -	\$ 780,982	\$ 52.71	\$ 780,982	\$ 52.71	12.60%
27A	Communications	AK - preferred by Celina	10	\$ -	\$ -	\$ 98,141	\$ 6.62	\$ 98,141	\$ 6.62	1.58%
27B	Audio/Visual	AK - preferred by Celina	0	\$ -	\$ -	\$ 284,562	\$ 19.21	\$ 284,562	\$ 19.21	4.50%
27C	Distributed Antenna System	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
28A	Fire Alarm	AS	4	\$ -	\$ -	\$ 17,183	\$ 1.16	\$ 17,183	\$ 1.16	0.28%
28B	Security	AG	2	\$ -	\$ -	\$ 75,862	\$ 5.12	\$ 75,862	\$ 5.12	1.22%
28C	Access Controls	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
28D	Emergency Responder Radio	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
		TOTAL BIDS RECEIVED	164	\$ 203,910	\$ 38,717	\$ 4,873,964	\$ 328.97	\$ 5,077,874	\$ 342.73	81.93%
	Construction Contingency	CROSSLAND		\$ 7,612	\$ 1,445	\$ 116,345	\$ 7.85	\$ 123,956	\$ 8.37	2.00%
	Owner's Contingency			\$ 11,417	\$ 2,168	\$ 174,517	\$ 11.78	\$ 185,935	\$ 12.55	3.00%
	Impact / Tap Fees	BY OWNER		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
	Builder's Risk Insurance	CROSSLAND		\$ 1,903	\$ 361	\$ 29,086	\$ 1.96	\$ 30,989	\$ 2.09	0.50%
	General Liability Insurance	CROSSLAND		\$ 3,806	\$ 723	\$ 58,172	\$ 3.93	\$ 61,978	\$ 4.18	1.00%
	Subcontractor Default Insurance (SDI)	CROSSLAND		\$ 5,138	\$ 976	\$ 78,533	\$ 5.30	\$ 83,671	\$ 5.65	1.35%
	General Conditions	CROSSLAND		\$ 130,012	\$ 24,686	\$ 241,450	\$ 16.30	\$ 371,462	\$ 25.07	5.99%
	Payment & Performance Bond	CROSSLAND		\$ 4,186	\$ 795	\$ 63,990	\$ 4.32	\$ 68,176	\$ 4.60	1.10%
	Maintenance Bond	CROSSLAND		\$ 2,268	\$ 431	\$ 34,668	\$ 2.34	\$ 36,936	\$ 2.49	0.60%
	Preconstruction Phase Fee	CROSSLAND		\$ 1,000	\$ 190	\$ 4,000	\$ 0.27	\$ 5,000	\$ 0.34	0.08%
	Construction Phase Fee	CROSSLAND		\$ 9,324	\$ 1,770	\$ 142,523	\$ 9.62	\$ 151,847	\$ 10.25	2.48%
	TOTAL			\$ 380,576	\$ 72,261	\$ 5,817,248	\$ 392.63	\$ 6,197,824	\$ 418.32	/SF

SCHEDULE

- 9/2023 – Parkhill selected as project design architect
- 7/2024 – Initial Schematic Design reviewed by City Council
- 12/2024 – CMAR Awarded to Crossland Construction
- 1/2025 – City Council review of final design
- 6/2025 – GMP to City Council
- 7/2025 – Construction Starts
- 11/2026 – Substantial Completion



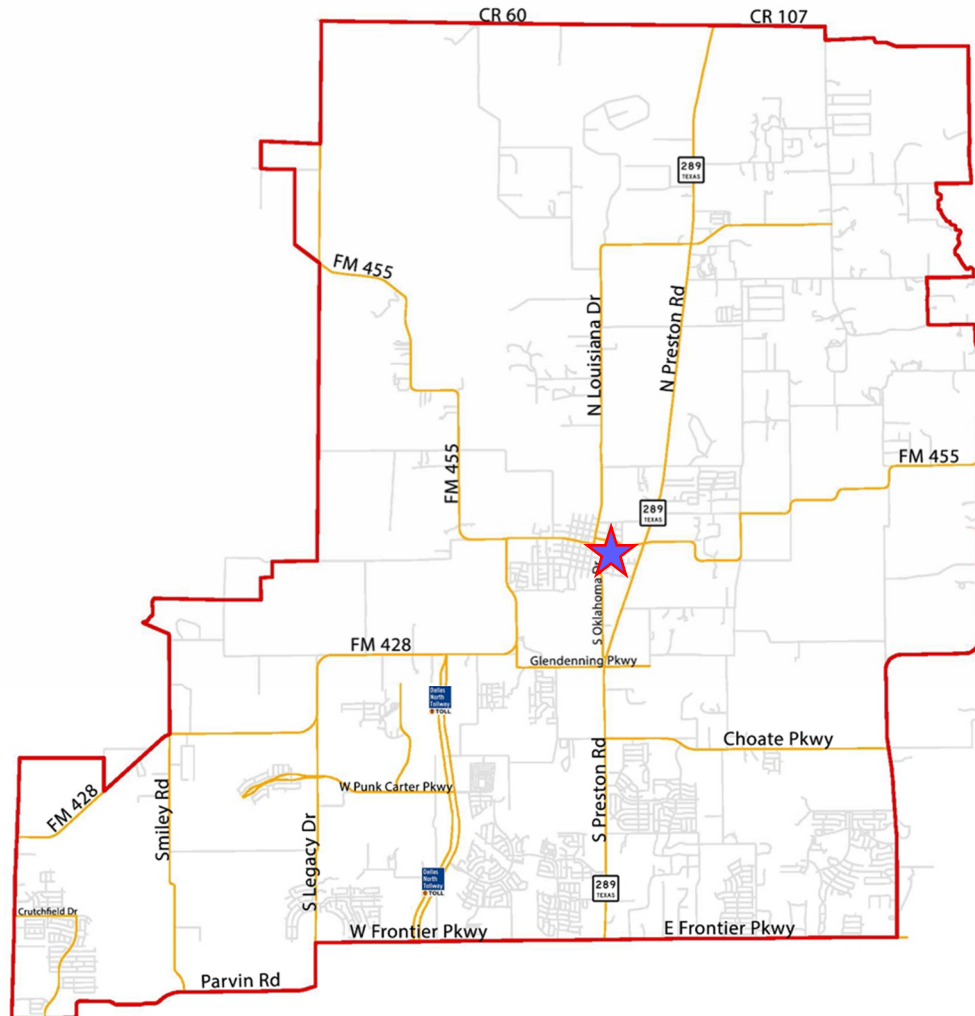


QUESTIONS?



Life Connected.

LOCATION MAP



May 28, 2025

Ms. Kimberly Brawner, Assistant City Manager
City of Celina
142 N. Ohio St.
Celina, TX 75009

**RE: Celina Parks Administration Renovation
Guaranteed Maximum Price Proposal**

Dear Ms. Brawner:

Crossland Construction Company, Inc. ("CROSSLAND") is pleased to submit our Guaranteed Maximum Price ("GMP") Proposal for the Celina Parks Administration ("Project").

This proposal is based on the AIA A133-2019 Standard Form of Agreement Between Owner and Contractor and AIA A201-2017 General Conditions of the Contract for Construction Between City of Celina ("Owner") and CROSSLAND ("CMAR") and the design documents issued by Parkhill and their Consultants ("Architect").

We appreciate being part of your project team and helping make your project successful. If you have any questions regarding our proposal or need additional information, please do not hesitate to call.

Best regards,



Rocky Hussman
Division Manager
rhussman@crossland.com

1

Section One – Proposal Summary

Executive Summary

This Guaranteed Maximum Price (“GMP”) Proposal is based upon the documents prepared by HED and their Consultants as detailed in the enclosed Document Log.

Further project scope definition has been developed by **CROSSLAND**, and various qualifications that are included in this proposal.

From this data, we hereby propose a Guaranteed Maximum Price of **Six Million One Hundred Ninety Seven Thousand Eight Hundred Twenty Four Dollars (\$6,197,824.00)**. See enclosed Guaranteed Maximum Price Summary for a detailed cost breakdown and the Value Management Log for accepted VE items of which the GMP amount is based. Please note that the cost savings Accepted on the Value Management Log are theoretical and must be validated upon receipt of revised design documents incorporating said items. In the event that the anticipated cost savings is not achieved for a particular item or items, then the City of Celina shall fund the delta from the Owner’s Contingency or issue a Change Order to increase the amount of the GMP.

We have developed and enclosed a Project Schedule, which indicates the agreed upon schedule objectives for the project.

- | | |
|--|-------------------|
| • Submit GMP | May 28, 2025 |
| • Council Approval of GMP | June 6, 2025 |
| • Issue Building Permit on or before | June 11, 2025 |
| • Notice to Proceed (“NTP”) for Construction | June 11, 2025 |
| • Substantial Completion | November 23, 2026 |

CROSSLAND recommends that the attached documents be carefully reviewed; questions and comments be referred back to us for resolution; and the overall project be approved for further progress.

Guaranteed Maximum Price Proposal

Project: Celina Parks Administration Renovation
Date: June 3, 2025



BID PACKAGE	DESCRIPTION	SUBCONTRACTOR / SUPPLIER	# BIDS	SITE	5.27 \$/Acre	BUILDING	14,816 \$/SF	TOTAL	14,816 \$/SF	%
01A	General Requirements	CROSSLAND		\$ 2,975	\$ 565	\$ 5,525	\$ 0.37	\$ 8,500	\$ 0.57	0.14%
02A	Demolition	AK Demo	4	\$ -	\$ -	\$ 104,500	\$ 7.05	\$ 104,500	\$ 7.05	1.69%
02B	Renovating of Existing Press Box - ALLOWANCE			\$ -	\$ -	\$ 50,000	\$ 3.37	\$ 50,000	\$ 3.37	0.81%
02C	Demo Existing Indoor Turf Fieldhouse - ALLOWANCE					\$ 65,000	\$ 4.39	\$ 65,000	\$ 4.39	1.05%
31A	Earthwork	Select	4	\$ -	\$ -	\$ 85,386	\$ 5.76	\$ 85,386	\$ 5.76	1.38%
31B	Erosion Control	Dixon	2	\$ 17,309	\$ 3,287	\$ -	\$ -	\$ 17,309	\$ 1.17	0.28%
32A	Landscaping & Irrigation	AALC	13	\$ 45,626	\$ 8,663	\$ -	\$ -	\$ 45,626	\$ 3.08	0.74%
32E	Pavement Markings	CCC WAG	1	\$ 5,500	\$ 1,044	\$ -	\$ -	\$ 5,500	\$ 0.37	0.09%
32F	Fencing	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
32RW	Retaining Walls	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
33A	Site Utilities	Maverick	2	\$ 72,500	\$ 13,766	\$ -	\$ -	\$ 72,500	\$ 4.89	1.17%
33B	Franchise Utilities			BY OWNER	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
03A	Cast-in-Place Concrete	MIT	4	\$ 60,000	\$ 11,392	\$ 49,657	\$ 3.35	\$ 109,657	\$ 7.40	1.77%
03B	Concrete Staining & Polishing	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
04A	Masonry	GG&S	2	\$ -	\$ -	\$ 85,825	\$ 5.79	\$ 85,825	\$ 5.79	1.38%
05A	Structural & Miscellaneous Steel	ETEX	1	\$ -	\$ -	\$ 18,730	\$ 1.26	\$ 18,730	\$ 1.26	0.30%
06A	Woods and Plastics	NAC	15	\$ -	\$ -	\$ 97,855	\$ 6.60	\$ 97,855	\$ 6.60	1.58%
07B	Waterproofing	SCS	4	\$ -	\$ -	\$ 22,000	\$ 1.48	\$ 22,000	\$ 1.48	0.35%
07D	Metal Panels	BP13A	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
07F	Fireproofing & Firestopping	BP13A	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
08A	Doors & Hardware	Turnkey	4	\$ -	\$ -	\$ 96,291	\$ 6.50	\$ 96,291	\$ 6.50	1.55%
08B	Glass & Glazing	Nortex	14	\$ -	\$ -	\$ 331,021	\$ 22.34	\$ 331,021	\$ 22.34	5.34%
09A	Drywall & Acoustical	Prime	9	\$ -	\$ -	\$ 664,262	\$ 44.83	\$ 664,262	\$ 44.83	10.72%
09B	Flooring	PCL	9	\$ -	\$ -	\$ 101,100	\$ 6.82	\$ 101,100	\$ 6.82	1.63%
09C	Tile	PCL	9	\$ -	\$ -	\$ 64,985	\$ 4.39	\$ 64,985	\$ 4.39	1.05%
09D	Painting	Burns & Park	10	\$ -	\$ -	\$ 99,455	\$ 6.71	\$ 99,455	\$ 6.71	1.60%
10A	Specialties	Chatham	5	\$ -	\$ -	\$ 134,561	\$ 9.08	\$ 134,561	\$ 9.08	2.17%
10B	Signage	Pinnacle Signs	2	\$ -	\$ -	\$ 30,320	\$ 2.05	\$ 30,320	\$ 2.05	0.49%
10C	Pre-Fabricated Canopies	Arch-Fab	2	\$ -	\$ -	\$ 35,615	\$ 2.40	\$ 35,615	\$ 2.40	0.57%
10E	Lockers	Hillman	2	\$ -	\$ -	\$ 18,850	\$ 1.27	\$ 18,850	\$ 1.27	0.30%
10F	Operable Partitions	BP10A	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
11A	Residential Appliances	DIO	1	\$ -	\$ -	\$ 12,100	\$ 0.82	\$ 12,100	\$ 0.82	0.20%
12A	Window Treatments	AEC	7	\$ -	\$ -	\$ 13,932	\$ 0.94	\$ 13,932	\$ 0.94	0.22%
13A	Metal Building System	M2	3	\$ -	\$ -	\$ 442,860	\$ 29.89	\$ 442,860	\$ 29.89	7.15%
21A	Fire Protection	Complete	3	\$ -	\$ -	\$ 40,800	\$ 2.75	\$ 40,800	\$ 2.75	0.66%
22A	Plumbing	Salas	4	\$ -	\$ -	\$ 235,376	\$ 15.89	\$ 235,376	\$ 15.89	3.80%
23A	HVAC	Air817	4	\$ -	\$ -	\$ 711,229	\$ 48.00	\$ 711,229	\$ 48.00	11.48%
26A	Electrical	Prime	6	\$ -	\$ -	\$ 780,982	\$ 52.71	\$ 780,982	\$ 52.71	12.60%
27A	Communications	AM - preferred by Celina	10	\$ -	\$ -	\$ 98,141	\$ 6.62	\$ 98,141	\$ 6.62	1.58%
27B	Audio/Visual	AM - preferred by Celina	0	\$ -	\$ -	\$ 284,562	\$ 19.21	\$ 284,562	\$ 19.21	4.59%
27C	Distributed Antenna System	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
28A	Fire Alarm	AVS	4	\$ -	\$ -	\$ 17,183	\$ 1.16	\$ 17,183	\$ 1.16	0.28%
28B	Security	AG	2	\$ -	\$ -	\$ 75,862	\$ 5.12	\$ 75,862	\$ 5.12	1.22%
28C	Access Controls	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
28D	Emergency Responder Radio	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
	TOTAL BIDS RECEIVED 164			\$ 203,910	\$ 38,717	\$ 4,873,964	\$ 328.97	\$ 5,077,874	\$ 342.73	81.93%
	Construction Contingency	CROSSLAND		\$ 7,612	\$ 1,445	\$ 116,345	\$ 7.85	\$ 123,956	\$ 8.37	2.00%
	Owner's Contingency			\$ 11,417	\$ 2,168	\$ 174,517	\$ 11.78	\$ 185,935	\$ 12.55	3.00%
	Impact / Tap Fees			BY OWNER	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
	Builder's Risk Insurance	CROSSLAND		\$ 1,903	\$ 361	\$ 29,086	\$ 1.96	\$ 30,989	\$ 2.09	0.50%
	General Liability Insurance	CROSSLAND		\$ 3,806	\$ 723	\$ 58,172	\$ 3.93	\$ 61,978	\$ 4.18	1.00%
	Subcontractor Default Insurance (SDI)	CROSSLAND		\$ 5,138	\$ 976	\$ 78,533	\$ 5.30	\$ 83,671	\$ 5.65	1.35%
	General Conditions	CROSSLAND		\$ 130,012	\$ 24,686	\$ 241,450	\$ 16.30	\$ 371,462	\$ 25.07	5.99%
	Payment & Performance Bond	CROSSLAND		\$ 4,186	\$ 795	\$ 63,990	\$ 4.32	\$ 68,176	\$ 4.60	1.10%
	Maintenance Bond	CROSSLAND		\$ 2,268	\$ 431	\$ 34,668	\$ 2.34	\$ 36,936	\$ 2.49	0.60%
	Preconstruction Phase Fee	CROSSLAND		\$ 1,000	\$ 190	\$ 4,000	\$ 0.27	\$ 5,000	\$ 0.34	0.08%
	Construction Phase Fee	CROSSLAND		\$ 9,324	\$ 1,770	\$ 142,523	\$ 9.62	\$ 151,847	\$ 10.25	2.45%
TOTAL				\$ 380,576	\$ 72,261	\$ 5,817,248	\$ 392.63	\$ 6,197,824	\$ 418.32 /SF	

2**Section Two – Basis of Proposal****Introduction**

This section of Guaranteed Maximum Price (GMP) Proposal describes clarifications, qualifications, assumptions, and exclusions from which our proposal is based.

For those items that are identified as **excluded**, no cost or time has been accounted for in the GMP Proposal to address the issue. For those items that are **clarified, qualified** or based on an **assumption**, the GMP proposal reflects only the cost and time of the element as assumed or clarified.

Any modifications to the following clarifications, qualifications, assumptions, and exclusions may result in a change to GMP and/or the Project Schedule.

Cost Basis of GMP

CROSSLAND's Guaranteed Maximum Price (GMP) Proposal is based upon the following listed in order of precedence:

1. These GMP Clarifications, Qualifications, Assumptions, and Exclusions
2. Drawings
3. Specifications
4. The Agreement between Owner and Contractor

Changes or revisions to the foregoing information could result in a modification to the GMP price and/or Project Schedule. As such, the Owner must carefully review all the criteria used to develop this GMP Proposal and request any revisions to the same, so that a modified GMP Proposal can be prepared.

Bonds and Insurance

1. **Payment and Performance Bonds** for **CROSSLAND** are included in the GMP at a rate of 1.10%.
2. GMP includes following insurance coverages and rates:

Builder's Risk Insurance	0.50%
General Liability Insurance	1.00%
Subcontractor Default Insurance	1.35%
3. **Maintenance Bond** for **CROSSLAND** are included in the GMP at a rate of 0.60%.

Permits and Fees

1. GMP **excludes** Plan Review Fees and Building Permit Fees.
2. Impact and/or Tap Fees for water and sanitary sewer are **excluded**.
3. GMP **excludes** any and all costs and/or Fees for Franchise Utilities (ie. Atmos, Oncor, AT&T, etc...)

Contingency

GMP includes the following Contingencies:

- A. Construction Contingency \$123,123
- B. Owner's Contingency \$184,864
- C. Escalation Contingency **EXCLUDED**
- D. Design Contingency **EXCLUDED**

- A. The **Construction Contingency** shall be available for the exclusive use of **CROSSLAND** without approval by the Owner to provide funds to address items such as, by way of example: (1) estimating, coordination and/or procurement errors and/or omissions, (2) overtime and other costs of accelerating and/or recovering for time lost related to the Work (which are not otherwise the basis of entitlement to a Change Order), (3) interfacing omissions between and from the various categories of work, (4) additional costs incurred due to the withdrawal or disqualification of a subcontractor bid forming the basis for the GMP prior to execution of a written subcontract, (5) cost increases due to unanticipated local labor conditions, selective overtime, or the like. **Construction Contingency** is **NOT** intended to provide for costs associated with Owner initiated changes, design changes, design intent, unknown, unforeseen, concealed or unrevealed physical conditions, force majeure events (ie. escalation) or other items for which **CROSSLAND** may be entitled to a Change Order in accordance with the Agreement. The **Construction Contingency** shall be increased by any savings as a result of the buyout process.
- B. **Owner Contingency** has been included in the GMP Proposal to address issues such as enlarging the size of the project, level of service of the components, modifications or acceleration of project schedule, additional quality to project components not currently reflected in the Drawings or Specifications and material and/or equipment cost escalation.
- C. Due to the ongoing escalation in materials prices, if during the performance of the Work, material costs and/or project equipment costs significantly increase(s), through no fault of the Contractor, the GMP shall be equitably adjusted by an amount reasonably necessary to cover the price increase, to the extent not covered by Owner Contingency funds specifically designated for materials escalation costs and included in the GMP. Such adjustment of the Contract price shall be made through a Change Order on or before Contractor submits the final pay application. Such price increase shall be documented through quotes, invoices, or receipts. Notwithstanding anything herein to the contrary, Contractor shall submit such documentation and request on or before such date and Contractor shall not be considered to have diminished or waived any Claims or rights in regard to the timeliness of the submission of such information or request except to the extent such increase has already been paid by Owner pursuant to a previous Change Order. Where the delivery of material or equipment is delayed, through no fault of the Contractor, as a result of the shortage or unavailability of materials and equipment, or delays in shipping or delivery, Contractor shall not be liable for any additional costs or damages associated with such delay(s), the Contract Time shall be adjusted to the extent such delay(s) impact(s) the Schedule, and the Contractor shall be entitled to a Change Order for its costs incurred as a result of such delay(s).

General Clarifications

1. The only price guarantee within this GMP is that of the proposed Total GMP amount. There are no individual line item guarantees within the GMP. Individual line item savings (ie. Buyout Savings) within the GMP shall be reallocated to the Construction Contingency for **CROSSLAND's** use throughout the Construction Phase of the project.
2. GMP **excludes** Sales Tax on materials incorporated into the real property in accordance with the Agreement
3. GMP includes the **Construction Manager's Fee** at a rate of 2.45%
4. GMP includes lump sum amounts for **Project Staffing** and **General Conditions** which shall be billed on a monthly basis equal to the percentage (%) of the Work Completed and Stored to Date. GMP **excludes** manifest billing procedures.
5. GMP **excludes** Prevailing Wages and reporting thereof.
6. Any and all rates and/or multipliers included in the GMP shall be subject to audit for the proper allocation but not composition.

Package Specific Clarifications, Qualifications, Assumptions & Exclusions

The following definition represents the basis of our estimate and serves as the Proposal for the project. The estimated costs were developed based upon the project documents listed in the appendices and schedule data described elsewhere in this report, and the assumptions, clarifications and design criteria presented under this section. The following clarifications, qualifications, assumptions and exclusions represent the basis of our Proposal.

01A – General Requirements

1. GMP **excludes** Construction Materials Testing
2. GMP **excludes** Cost and/or Resource Loading of the Construction Schedule
3. GMP **excludes** any and all BIM requirements. **CROSSLAND** shall utilize BIM as they deem necessary and in the manner in which they deem appropriate.
4. GMP **excludes** any and all requirements and/or goals for recycling of construction trash and debris
5. In establishing the price for the Proposal, **CROSSLAND** understands that reasonable substitutions may be made to specified materials except where otherwise noted. Substitution Requests shall be submitted and approved in accordance with the Contract Documents.

02A – Demolition

1. GMP includes demolition of only those items specifically identified on the Contract Documents to be demolished and **excludes** any demolition not shown.

02B – Existing Press Box

1. GMP includes an **Allowance of \$50,000** to perform any and all renovations to the existing press box.

02C – Existing Press Box

1. GMP includes an **Allowance of \$65,000** for the demolition of the existing Indoor Turf Facility to 2' below existing grade.

31A – Earthwork

1. GMP includes 6" Lime Stabilization at 8% at 5" thick Concrete Paving

31B – Erosion Control

1. GMP Includes Erosion Control only shown in contract documents. Any and all erosion controls measures for the adjacent stream are specifically **excluded**.

32A – Landscape & Irrigation

1. GMP **excludes** any importing of topsoil.
2. GMP includes plant beds priced as installing 2" depth of specified soil mix, tilling into the existing soil to 8" depth.
3. GMP assumes irrigation connection to existing system.
4. GMP includes Sod in areas indicated on LP-100

32E – Pavement Markings

1. GMP **excludes** cleaning and restriping of existing parking lot.

33A – Site Utilities

1. GMP assumes onsite connections to water and sanitary sewer are not currently under any paving.
2. GMP **excludes** any storm piping or structures.

03A – Cast-In-Place Concrete

1. GMP includes pour back for all Slab on Grade removed for MEP underground installation.
2. GMP includes all new concrete pavement as 5" thick

04A – Masonry

1. GMP includes Coronado County Rubble Champagne thin stone masonry.
2. GMP includes Dryvit Standard Texture Acrylic finish EIFS.

05A – Structural & Miscellaneous Steel

1. No Comments.

06A – Woods and Plastics

1. GMP includes white melamine on particleboard cabinet interiors.
2. GMP includes Mockett DP252A 90M cabinet pulls.
3. Reception desk face paneling is included as Wood Veneer Hub Flutto Walnut Mini-Ridge Flexible Tambour Wood Panels due to PLAM-1 does not come in tambour.
4. GMP **excludes** Architectural Woodwork Institute Quality Certification Program (ie. AWI QCP).

07A – Roofing

1. Not Applicable.

07B – Waterproofing

1. No Comments

07D – Metal Panels

1. Not Applicable.

08A – Doors & Hardware

1. GMP includes the wood doors as 1-³/₄" thick, 5-Ply, Plastic Laminate 7971-12 Uptown Walnut.
2. GMP includes the metal doors as 1-34' thick, steel, stiffened, 18 gauge, A60 flush doors.

08B – Glass & Glazing

1. GMP includes A2 opening as wide stile storefront doors per Addendum #1.
2. GMP **excludes** any Frameless All Glass Doors.

09A – Drywall & Acoustical

1. GMP includes 1" thick tectum ceiling panels with 7/8" x 20gauge metal framing behind panels. Tectum panels to have a primed white finish.

09B – Flooring

1. No Comments

09C – Tile

1. No Comments

09D – Painting

1. GMP includes an **Allowance of \$30,000** to furnish and install VWC-1.
2. GMP includes an **Allowance of \$15,000** to furnish and install VWC-2.

10A – Miscellaneous Specialties

1. GMP **excludes** supplying the AED devices.

2. GMP includes Modernfold Acousti-Seal Encore Operable Partitions with an STC rating of 54, in a Standard Vinyl Finish.
3. GMP includes display case with glass shelving & can lights.

10B – Signage

1. GMP includes exterior backlit letters
2. GMP Includes Moss Wall
3. GMP includes room signage to match style used at Celina Fire Station 3.

10C – Prefabricated Canopies

1. GMP includes (11 EA) 3'7" sloped 1.5" square tube framing, power coated standard color finish for the standing seam awnings.
2. GMP includes an **Allowance of \$35,000** for the Deconstructed Canopy at the Main Entrance (carried in BP13A).

10E – Lockers

1. No Comments.

11A – Residential Appliances

1. GMP includes the following Residential Appliances:
 - (1) Whirlpool 33" Bottom Freezer Refrigerator
 - (1) Hoshizaki Nugget Undercounter Ice Machine, with Water Filter & Drain Pump Assembly
2. GMP **excludes** the Free-standing Copier Machine

12A – Furnishings

1. GMP includes surface mounted to the face of the aluminum mullions, Draper manually operated shades with 0% - Porcelain Fabric to match to Chelsea 0265 Pearl).

13A – Metal Building System

1. GMP includes a Pre-Engineered Metal Building Designed to IBC 2021, Risk Category II with a Wind Speed Load of 115 MPH, Collateral Load of 20 PSF, and Snow Load of 5 PSF.
2. GMP includes both Roof and wall panels as 26gauge PBR Panel in standard Fluoro/Kynar colors.
3. GMP includes new white vinyl faced R-30 Roof insulation and R-19 wall insulation at exterior partitions.

14A – Elevators

1. Not Applicable.

21A – Fire Protection

1. GMP **excludes** Fire Pump, Jockey Pump and Controller

2. GMP **excludes** Pre-Action and Clean Agent Systems
3. GMP **excludes** coverage beneath all canopies/awnings

22A – Plumbing

1. GMP includes PVC piping for below grade Waste, Vent, Storm and Grease Waste and **excludes** Cast Iron piping for these same systems

23A – HVAC

1. GMP includes Aaon HVAC Equipment and Climatec HVAC Controls.
2. GMP includes Testing, Adjusting & Balancing by a NEBB certified company and **excludes** AABC.
3. GMP includes Commissioning Assistance and **excludes** hiring of the Commissioning Authority (CxA) as the CxA shall be hired directly by the City

26A – Electrical

1. GMP includes light fixtures and lighting controls as specified.

27A – Communications

1. GMP includes the Structured Cabling equipment, systems and quantities as outlined in the proposal for Forte, formally AVI Systems as coordinated with Alden Gleason.

27B – Audio Visual

1. GMP includes the Audio-Visual equipment, systems and quantities as outlined in the proposal for Forte, formally AVI Systems as coordinated with Alden Gleason.
2. GMP includes the 3-year warranty in Audio Visual Equipment.

28A – Fire Alarm

1. No comments

28B – Security

1. No Comments.

28C – Access Controls

1. No Comments.

28D – ERRS/DAS/BDA

1. GMP **excludes** an Emergency Responder Radio System, Distributed Antenna System or Bi-Directional Antenna.

Allowances

The following Allowances are included in GMP in accordance with the Contract Documents. These Allowances are intended to provide for all direct and indirect construction costs associated with each of these items.

Upon final determination of the actual cost, the GMP Allowance shall be revised by replacing the Allowance amount with the actual cost of the item or scope. In the event the actual cost is less than the specified Allowance, the cost savings shall be reallocated to the Construction Contingency. In the event the actual cost exceeds that of the Allowance, **CROSSLAND** shall be entitled to additional compensation via a Change Order to increase the GMP or such overrun shall be funded using the Owner's Contingency.

Lump Sum Allowances

- | | |
|--|----------|
| 1. Renovating Existing Press Box | \$50,000 |
| 2. Demolition of Indoor Turf Fieldhouse | \$65,000 |
| 3. Deconstructed Canopy at the Main Entrance | \$35,000 |
| 4. Furnish and Install VWC-1 | \$30,000 |
| 5. Furnish and Install VWC-1 | \$15,000 |

Unit Prices

The following Unit Prices represent the direct cost only:

Haul-off Excess	ADD	\$20.00/CY
Import Topsoil	ADD	\$36.00/CY
Rock Excavation	ADD	\$12.00/CY
Light Pole Bases	ADD	\$1,600.00/EA
Pipe Bollards	ADD	\$1,000.00/EA
Sod, Bermuda	ADD	\$1.00/SF
Hydromulch, Bermuda	ADD	\$.72/SF
Temporary Irrigation	ADD	\$1.25/SF

Project Staff Hourly Rates

Project Executive	\$150.00/Hour
Sr. Project Manager	\$125.00/Hour
Project Manager	\$100.00/Hour
Project Engineer	\$ 65.00/Hour
General Superintendent	\$150.00/Hour
Superintendent	\$125.00/Hour
Assistant Superintendent	\$ 75.00/Hour
Field Engineer	\$ 65.00/Hour

Appendix – Document Log

The subsequent pages contain the Document Log.

DOCUMENTS LOG

Project:	Celina Parks & Rec Admin		50% Construction Documents	75% Construction Documents	100% Construction Documents	Addendum #01	
Owner:	City of Celina						
Contractor:	Crossland Construction						
Architect:	Parkhill						
		Latest Date Revision:	05.15.2025				
Sheet No.	Drawings		Issue Date	02.14.2025	03.17.2025	04.11.2025	05.15.2025
GENERAL							
G-001	COVER SHEET			2/14/2025	3/17/2025	4/11/2025	
G-011	SYMBOLS, LEGENDS, & ABBREVIATIONS			2/14/2025	3/17/2025	4/11/2025	
G-021	ACCESSIBILITY STANDARDS			2/14/2025	3/17/2025	4/11/2025	
G-022	ACCESSIBILITY STANDARDS			2/14/2025	3/17/2025	4/11/2025	
G-023	ACCESSIBILITY STANDARDS			2/14/2025	3/17/2025		
G-101	LIFE SAFETY INFORMATION			2/14/2025	3/17/2025	4/11/2025	
Civil							
C-102	EXISTING CONDITIONS			2/14/2025	3/17/2025	4/11/2025	
CE-101	EROSION CONTROL PLAN			2/14/2025	3/17/2025	4/11/2025	
CE-501	EROSION CONTROL DETAILS					4/11/2025	
CU-101	CONSTRUCTION PLAN			2/14/2025	3/17/2025	4/11/2025	
CU-501	EROSION CONTROL DETAILS			2/14/2025	3/17/2025	4/11/2025	
CU-502	WATER LINE DETAILS			2/14/2025	3/17/2025	4/11/2025	
CU-503	WATER LINE DETAILS			2/14/2025		4/11/2025	
CU-504	WATER LINE DETAILS					4/11/2025	
CU-505	WATER LINE DETAILS					4/11/2025	
CU-506	WATER LINE DETAILS					4/11/2025	
LANDSCAPE							
LX-100	EXISTING CONDITIONS & REMOVAL PLAN				3/17/2025	4/11/2025	
LX-500	TREE PROTECTION DETAILS				3/17/2025	4/11/2025	
LC-100	CONSTRUCTION LAYOUT				3/17/2025	4/11/2025	
LC-101	COORDINATE LAYOUT				3/17/2025	4/11/2025	
LC-102	COORDINATE SCHEDULES				3/17/2025		
LG-100	GRADING PLAN				3/17/2025	4/11/2025	
LH-100	PAVING & JOINTING PLAN				3/17/2025	4/11/2025	
LP-100	LANDSCAPE PLAN				3/17/2025	4/11/2025	
LP-500	PLANTING DETAILS				3/17/2025	4/11/2025	
LP-501	PLANT MATERIALS				3/17/2025	4/11/2025	
LD-500	SITE DETAILS				3/17/2025	4/11/2025	
LI-001	IRRIGATION GENERAL NOTES & SCHEDULES				3/17/2025	4/11/2025	
LI-100	IRRIGATION PLAN				3/17/2025	4/11/2025	
LI-500	IRRIGATION DETAILS				3/17/2025	4/11/2025	
ARCHITECTURAL							
A-001	ARCHITECTURAL INTERIOR LEGENDS			2/14/2025	3/17/2025	04/11/22025	
A-002	INTERIOR PARTITION SCHEDULE			2/14/2025	3/17/2025	04/11/22025	
A-100	ARCHITECTURAL SITE PLAN			2/14/2025	3/17/2025	04/11/22025	
A-101	DEMOLITION PLAN			2/14/2025	3/17/2025	04/11/22025	
A-111	DIMENSIONAL FLOOR PLAN			2/14/2025	3/17/2025	04/11/22025	
A-121	ANNOTATED FLOOR PLAN			2/14/2025	3/17/2025	04/11/22025	
A-131	REFLECTED CEILING PLAN			2/14/2025	3/17/2025	04/11/22025	5/15/2025
A-141	ROOF PLAN			2/14/2025	3/17/2025	04/11/22025	
A-201	EXTERIOR ELEVATIONS			2/14/2025	3/17/2025	04/11/22025	
A-211	INTERIOR ELEVATIONS			2/14/2025	3/17/2025	04/11/22025	5/15/2025
A-212	INTERIOR ELEVATIONS			2/14/2025	3/17/2025	04/11/22025	
A-213	INTERIOR ELEVATIONS			2/14/2025	3/17/2025	04/11/22025	
A-214	INTERIOR ELEVATIONS			2/14/2025	3/17/2025		
A-301	BUILDING SECTIONS			2/14/2025	3/17/2025	04/11/22025	
A-311	WALL SECTIONS			2/14/2025	3/17/2025	04/11/22025	
A-315	MILLWORK SECTIONS			2/14/2025	3/17/2025	04/11/22025	5/15/2025
A-401	ENLARGED PLANS			2/14/2025	3/17/2025	04/11/22025	5/15/2025
A-402	ENGLARGED PLANS			2/14/2025	3/17/2025	04/11/22025	5/15/2025
A-501	SECTION DETAILS			2/14/2025	3/17/2025	04/11/22025	
A-502	PLAN DETAILS			2/14/2025	3/17/2025	04/11/22025	
A-601	DOOR AND GLAZING DETAILS			2/14/2025	3/17/2025	04/11/22025	5/15/2025
A-605	ALUMINUM FRAME SCHEDULE			2/14/2025	3/17/2025	04/11/22025	5/15/2025
A-701	ALUMINUM FRAME AND DOOR DETAILS			2/14/2025	3/17/2025	04/11/22025	
I-001	INTERIOR LEGENDS AND ABBREVIATIONS				3/17/2025	04/11/22025	5/15/2025
I-111	FLOOR PLAN			2/14/2025	3/17/2025	04/11/22025	5/15/2025
I-121	WALL FINISH PLAN			2/14/2025	3/17/2025	04/11/22025	
I-131	FURNITURE PLAN			2/14/2025	3/17/2025	04/11/22025	
STRUCTURAL							
S-001	GENERAL NOTES			2/14/2025	3/17/2025	4/11/2025	5/15/2025
S-111	FOUNDATION PLAN			2/14/2025	3/17/2025	4/11/2025	5/15/2025
S-121	FRAMING PLAN				3/17/2025	4/11/2025	
FIRE PROTECTION							
F-111	FIRE PROTECTION PLAN			2/14/2025	3/17/2025	4/11/2025	
MECHANICAL							
M-001	MECHANICAL ABBREVIATIONS			2/14/2025	3/17/2025	4/11/2025	
M-101	MECHANICAL DEMOLITION PLAN			2/14/2025	3/17/2025	4/11/2025	
M-111	MECHANICAL PLAN			2/14/2025	3/17/2025	4/11/2025	
M-601	MECHANICAL SCHEDULES			2/14/2025	3/17/2025	4/11/2025	
ELECTRICAL							
E-001	ELECTRICAL ABBREVIATIONS & LEGENDS			2/14/2025	3/17/2025	4/11/2025	
E-100	ELECTRICAL SITE PLAN			2/14/2025	3/17/2025	4/11/2025	
E-111	ELECTRICAL LIGHTING PLAN			2/14/2025	3/17/2025	4/11/2025	
E-121	ELECTRICAL POWER PLAN			2/14/2025	3/17/2025	4/11/2025	
E-122	ELECTRICAL MECHANICAL PLAN			2/14/2025	3/17/2025	4/11/2025	
E-131	ELECTRICAL COMMUNICATIONS PLAN			2/14/2025	3/17/2025	4/11/2025	
E-502	ELECTRICAL DETAILS			2/14/2025	3/17/2025	4/11/2025	
E-601	ELECTRICAL SCHEDULES			2/14/2025	3/17/2025	4/11/2025	
E-602	ELECTRICAL PANELS AND SCHEDULES			2/14/2025	3/17/2025	4/11/2025	
PLUMBING							

P-001	PLUMBING ABBRECIATION & LEGEND		2/14/2025	3/17/2025	4/11/2025	
P-101	PLUMBING DEMOLITION PLAN		2/14/2025	3/17/2025	4/11/2025	
P-111	PLUMBING PLAN		2/14/2025	3/17/2025	4/11/2025	
P-601	PLUMBING SCHEDULES		2/14/2025	3/17/2025	4/11/2025	
TECHNOLOGY						
T-001	LEGEND AND NOTES		2/14/2025	3/17/2025	4/11/2025	
T-100	SITE PLAN		2/14/2025	3/17/2025	4/11/2025	
T-111	FLOOR PLAN		2/14/2025	3/17/2025	4/11/2025	5/15/2025
T-141	ROOF PLAN		2/14/2025	3/17/2025		
T-301	TELECOM ROOM DETAILS		2/14/2025	3/17/2025	4/11/2025	
T-401	GENERAL NOTES		2/14/2025	3/17/2025	4/11/2025	
SECURITY						
SC-001	LEGEND AND NOTES		2/14/2025	3/17/2025	4/11/2025	
SC-100	SITE PLAN		2/14/2025			
SCO-111	FLOOR PLAN		2/14/2025	3/17/2025	4/11/2025	
SC-301	DOOR ELEVATIONS		2/14/2025	3/17/2025	4/11/2025	
SC-401	GENERAL DETAILS		2/14/2025	3/17/2025	4/11/2025	
AV						
AV-001	LEGEND AND NOTES			3/17/2025	4/11/2025	
AV-111	FLOOR PLAN		2/14/2025	3/17/2025	4/11/2025	5/15/2025
AV-131	REFLECTED CEILING PLAN		2/14/2025	3/17/2025	4/11/2025	
AV-301	ONE LINE DETAILS		2/14/2025	3/17/2025	4/11/2025	5/15/2025
AV-401	GENERAL NOTES		2/14/2025	3/17/2025	4/11/2025	
REPORTS						
	Issue for Permit Specifications					
	Geotech Report					
	LIMITED ASBESTOS SURVEY REPORT					

Appendix – Schedule

The subsequent pages contain the detailed project schedule.

Line	Name	Original Duration	Start	Finish	2025																																															
					Feb 17	March 3	April 14	May 12	June 9	July 7	August 4	September 1	October 13	November 10	December 8	January 5	February 2	March 2	April 13	May 11	June 8	July 6	August 3	September 1	October 12																											
	MAJOR MILESTONES		6/12/2025	8/3/2026																																																
1	NTP		6/12/2025	6/23/2025	NTP																																															
2	Permanent Power		12/29/2025	12/29/2025	Permanent Power																																															
3	Building Dry in		1/7/2026	1/7/2026	Building Dry in																																															
4	Condition Space		5/20/2026	5/20/2026	Condition Space																																															
5	CO		6/23/2026	6/23/2026	CO																																															
6	Substantial Completion		6/23/2026	6/23/2026	Substantial Completion																																															
7	Final Completion		8/3/2026	8/3/2026	Final Completion																																															
	DESIGN AND PRECONSTRUCTION		2/13/2025	6/11/2025																																																
	CONTRACT DOCUMENTS		2/13/2025	4/7/2025																																																
8	Parkhill - 50% CD Deliverable		2/13/2025	2/13/2025	Parkhill - 50% CD Deliverable																																															
9	Crossland to Update Initial Schematic Estimate		2/14/2025	2/27/2025	Crossland to Update Initial Schematic Estimate																																															
10	City Review & Discussion		2/28/2025	3/6/2025	City Review & Discussion																																															
11	Parkhill - 75% Deliverable		3/7/2025	3/7/2025	Parkhill - 75% Deliverable																																															
12	Crossland to Provide Updated Estimate		3/10/2025	3/17/2025	Crossland to Provide Updated Estimate																																															
13	City Review & Discussion		3/10/2025	4/3/2025	City Review & Discussion																																															
14	Submit for Building Permit Review		3/10/2025	3/10/2025	Submit for Building Permit Review																																															
15	Parkhill - 100% CD Deliverable		4/4/2025	4/4/2025	Parkhill - 100% CD Deliverable																																															
16	TABS Submission		4/7/2025	4/7/2025	TABS Submission																																															
17	TDLR Review		4/7/2025	4/7/2025	TDLR Review																																															
18	RAS Review		4/7/2025	4/7/2025	RAS Review																																															
	GMP		4/7/2025	6/11/2025																																																
19	Crossland Advertise to Subcontractors		4/7/2025	4/25/2025	Crossland Advertise to Subcontractors																																															
20	Establish GMP		4/28/2025	5/27/2025	Establish GMP																																															
21	City/Parkhill/Crossland Review		5/28/2025	6/9/2025	City/Parkhill/Crossland Review																																															
22	City Council Approval of GMP		6/10/2025	6/10/2025	City Council Approval of GMP																																															
23	Recieve Building Permit		6/11/2025	6/11/2025	Recieve Building Permit																																															
	CONSTRUCTION		2/13/2025	6/17/2026																																																
	SITE WORK		6/24/2025	3/17/2026																																																
	Earthwork		6/24/2025	2/24/2026																																																

Celina Parks & Rec Admin Overall Schedule

Line	Name	Original Duration	Start	Finish	2025 Feb 17 3 March 17 31 April 14 28 May 12 26 June 9 23 July 7 21 August 18 1 September 15 29 October 13 27 November 10 24 December 8 22 January 5 19 February 2 16 March 16 30 April 13 27 May 11 25 June 8 22 July 6 20 August 3 17 September 14 28 October 12																											
					2026 Jan 12 February 9 March 8 April 5 May 3 June 1 July 6 August 3 September 1 October 1 November 1 December 1 January 1 February 1 March 1 April 1 May 1 June 1 July 1 August 1 September 1 October 1																											
24	Mobilization		6/24/2025	6/24/2025	Mobilization																											
25	Erosion Control		6/25/2025	6/27/2025	Erosion Control																											
26	Site Cuts & Fills		12/12/2025	12/22/2025	Site Cuts & Fills																											
27	Head In Parking Lime Stabilize		1/13/2026	1/21/2026	Head In Parking Lime Stabilize																											
28	Fine Grading Head In Parking		1/22/2026	1/26/2026	Fine Grading Head In Parking																											
29	Landscape Area Fine Grading		2/18/2026	2/24/2026	Landscape Area Fine Grading																											
	Utilities		12/23/2025	1/15/2026																												
30	Sanitary Sewer		12/23/2025	12/29/2025	Sanitary Sewer																											
31	Water Line		12/30/2025	1/2/2026	Water Line																											
32	Fire Line		1/5/2026	1/7/2026	Fire Line																											
33	Storm Sewer		1/8/2026	1/12/2026	Storm Sewer																											
34	Gas Piping		1/13/2026	1/15/2026	Gas Piping																											
	Site Electrical		12/15/2025	2/9/2026																												
35	Build Out Electrical Service		12/15/2025	12/23/2025	Build Out Electrical Service																											
36	Transformer Install		12/24/2025	12/24/2025	Transformer Install																											
37	Permanent Power		12/29/2025	12/29/2025	Permanent Power																											
38	Primary & Secondary Electrical		1/13/2026	1/26/2026	Primary & Secondary Electrical																											
39	Site Lighting Rough In		1/27/2026	2/2/2026	Site Lighting Rough In																											
40	Site Lighting		2/3/2026	2/9/2026	Site Lighting																											
	Paving & Sidewalks		1/26/2026	2/17/2026																												
41	FRP Deco Sidewalks at Entry		1/26/2026	2/6/2026	FRP Deco Sidewalks at Entry																											
42	FRP Head In Parking		1/27/2026	2/2/2026	FRP Head In Parking																											
43	FRP Building Sidewalks		2/9/2026	2/17/2026	FRP Building Sidewalks																											
	Landscape & Irrigation		1/13/2026	3/17/2026																												
44	Irrigation Sleeves		1/13/2026	1/14/2026	Irrigation Sleeves																											
45	Top Soil & Bed Prep		2/25/2026	2/27/2026	Top Soil & Bed Prep																											
46	Irrigation		3/2/2026	3/4/2026	Irrigation																											
47	Trees & Shrubs		3/5/2026	3/10/2026	Trees & Shrubs																											
48	Sod		3/11/2026	3/17/2026	Sod																											
	DEMO		6/30/2025	12/11/2025																												

CROSSLAND CONSTRUCTION COMPANY, INC.	Celina Parks & Rec Admin Overall Schedule	Job #: Job Number	Print Date: 2/18/2025 3:08:30 PM Update as of: 2/13/2025	View: 6. Print View
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Line	Name	Original Duration	Start	Finish	2025																												2026																			
					Feb 17	March 3	April 17	May 14	June 28	July 12	August 9	September 23	October 7	November 21	December 4	January 18	February 5	March 12	April 2	May 16	June 29	July 13	August 27	September 10	October 24	November 7	December 21	January 4	February 18	March 4	April 18	May 2	June 16	July 30	August 13	September 27	October 10															
	Interior		6/30/2025	9/29/2025																																																
49	Disconnect Electrical - Make Safe		6/30/2025	7/7/2025																																																
50	Disconnect Gas and Water Service		7/8/2025	7/10/2025																																																
51	Remove MEP Fixtures		7/11/2025	7/15/2025																																																
52	Demo Existing Weightroom		7/16/2025	7/22/2025																																																
53	Demo Existing Coaches Office		7/23/2025	7/29/2025																																																
54	Demo Varisity Locker Rooms		7/30/2025	8/4/2025																																																
55	Demo Training Room		8/5/2025	8/11/2025																																																
56	Demo JV Locker Rooms		8/12/2025	8/18/2025																																																
57	Demo OH MEP & Fire Sprinkler		8/19/2025	9/4/2025																																																
58	Demo Epoxy Flooring to expose SOG		9/5/2025	9/11/2025																																																
59	Slab Demo for UG MEP Relocations		9/12/2025	9/29/2025																																																
	Exterior		6/30/2025	12/11/2025																																																
60	Electrical Disconnect - Make Safe		6/30/2025	7/2/2025																																																
61	Demo R Panel and Exterior Siding		9/5/2025	9/18/2025																																																
62	Demo Glazing and Storefronts		9/19/2025	9/25/2025																																																
63	Demo MEP Roof Fixtures		9/26/2025	9/30/2025																																																
64	Demo Roofing Panels		10/1/2025	10/10/2025																																																
65	Demo Existing Bleacher Piers		10/13/2025	10/17/2025																																																
66	EXPOSED STRUCTURE		10/20/2025	10/20/2025																																																
	Existing Indoor Demo		10/21/2025	12/11/2025																																																
67	Disconnect Electrical - Make Safe		10/21/2025	10/21/2025																																																
68	Demo Interior Turf		10/22/2025	10/28/2025																																																
69	Demo Interior Offices and Lockerrooms		10/29/2025	11/4/2025																																																
70	Demo Exterior R Panel		11/5/2025	11/11/2025																																																
71	Demo Steel		11/12/2025	11/25/2025																																																
72	Demo Concrete Slab and Foundation		11/26/2025	12/11/2025																																																
	BUILDING		2/13/2025	6/17/2026																																																
	Structure		10/21/2025	1/7/2026																																																
73	PEMB Infill Steel		10/21/2025	11/3/2025																																																

Line	Name	Original Duration	Start	Finish	2025																									
					Feb	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March
74	Exterior Wall Framing		11/4/2025	11/19/2025																										
75	Roof Paneling		11/4/2025	11/17/2025																										
76	Wall Paneling		12/8/2025	12/19/2025																										
77	Canopy Steel		12/22/2025	12/30/2025																										
78	Trim, Gutters & Downspouts		12/31/2025	1/7/2026																										
	Exteriors		11/20/2025	2/6/2026																										
79	Fluid Applied Air Barrier		11/20/2025	11/26/2025																										
80	Insulation		12/1/2025	12/5/2025																										
81	Exterior Glazing and Storefront		12/1/2025	12/19/2025																										
82	Thin Stone Vaneer		12/22/2025	1/9/2026																										
83	High Impact EIFS		1/12/2026	1/23/2026																										
84	Prefinished Metal at Canopies		1/26/2026	1/30/2026																										
85	Building Signage		2/2/2026	2/6/2026																										
	Interiors		2/13/2025	6/17/2026																										
86	UG MEP Relocations		9/30/2025	10/20/2025																										
87	UG MEP SOG Pour Backs		10/21/2025	10/29/2025																										
88	Fire Sprinkler Rough In		11/18/2025	12/3/2025																										
89	Interior CFMF		11/20/2025	12/12/2025																										
90	MEP OH Rough		12/22/2025	1/21/2026																										
91	MEP In Wall Rough		1/22/2026	2/11/2026																										
92	Frame Hard Lid Ceilings		1/22/2026	1/28/2026																										
93	Accoustical Insulation		2/12/2026	2/18/2026																										
94	Sheetrock		2/19/2026	3/11/2026																										
95	Interior Storefront & Glazing		3/12/2026	4/1/2026																										
96	Tape, Bed, 1st Coat of Paint		4/2/2026	4/22/2026																										
97	Doors & Hardware		4/23/2026	5/6/2026																										
98	Grilles/Diffusers, Mech Trim Out		4/23/2026	5/6/2026																										
99	Lighting		4/23/2026	5/6/2026																										
100	Tile		4/23/2026	5/1/2026																										
101	Elect Trim Out		5/7/2026	5/20/2026																										

CROSSLAND CONSTRUCTION COMPANY, INC.	Celina Parks & Rec Admin Overall Schedule	Job #: Job Number	Print Date: 2/18/2025 3:08:30 PM Update as of: 2/13/2025	View: 6. Print View Filter: No Summary Tasks
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Celina Parks & Rec Admin Overall Schedule

AMENDMENT TO CONTRACT
CONSTRUCTION MANAGER AT RISK
Amendment 1 - GMP

This Agreement is made by and between the City of Celina, Texas, a home-rule municipality (hereinafter referred to as the "Owner") and **Crossland Construction Company, Inc.** (hereinafter referred to as the "Provider") for **Parks Administration Building, Bid 2025-036**, (hereinafter referred to as the "Services"), the Owner and the Provider hereby agree as follows:

AGREEMENT

Amendment 1 modifies the following conditions to the original contract.

1. Article 1 Contract documents, item 8 Add
 - a. Amendment 1: GMP
 - b. Schedule
2. Guaranteed Maximum price: **\$6,197,824.00**

AMENDMENT

This contract may only be amended by the written mutual Agreement of both parties.

By signing below, you agree to the Amendment of the original contract, as outlined in the above terms. All original terms and conditions remain the same.

CITY OF CELINA

Printed Name & Title

Date

CROSSLAND CONSTRUCTION CO, INC.



Rocky Hussman (Jun 3, 2025 17:47 CDT)

President

Printed Name & Title

Jun 3, 2025

Date

Guaranteed Maximum Price Proposal

Project: Celina Parks Administration Renovation
Date: June 3, 2025



BID PACKAGE	DESCRIPTION	SUBCONTRACTOR / SUPPLIER	# BIDS	SITE	5.27 \$/Acre	BUILDING	14,816 \$/SF	TOTAL	14,816 \$/SF	%
01A	General Requirements	CROSSLAND		\$ 2,975	\$ 565	\$ 5,525	\$ 0.37	\$ 8,500	\$ 0.57	0.14%
02A	Demolition	AK Demo	4	\$ -	\$ -	\$ 104,500	\$ 7.05	\$ 104,500	\$ 7.05	1.69%
02B	Renovating of Existing Press Box - ALLOWANCE			\$ -	\$ -	\$ 50,000	\$ 3.37	\$ 50,000	\$ 3.37	0.81%
02C	Demo Existing Indoor Turf Fieldhouse - ALLOWANCE					\$ 65,000	\$ 4.39	\$ 65,000	\$ 4.39	1.05%
31A	Earthwork	Select	4	\$ -	\$ -	\$ 85,386	\$ 5.76	\$ 85,386	\$ 5.76	1.38%
31B	Erosion Control	Dixon	2	\$ 17,309	\$ 3,287	\$ -	\$ -	\$ 17,309	\$ 1.17	0.28%
32A	Landscaping & Irrigation	AALC	13	\$ 45,626	\$ 8,663	\$ -	\$ -	\$ 45,626	\$ 3.08	0.74%
32E	Pavement Markings	CCC WAG	1	\$ 5,500	\$ 1,044	\$ -	\$ -	\$ 5,500	\$ 0.37	0.09%
32F	Fencing	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
32RW	Retaining Walls	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
33A	Site Utilities	Maverick	2	\$ 72,500	\$ 13,766	\$ -	\$ -	\$ 72,500	\$ 4.89	1.17%
33B	Franchise Utilities			BY OWNER	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
03A	Cast-in-Place Concrete	MJT	4	\$ 60,000	\$ 11,392	\$ 49,657	\$ 3.35	\$ 109,657	\$ 7.40	1.77%
03B	Concrete Staining & Polishing	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
04A	Masonry	GG&S	2	\$ -	\$ -	\$ 85,825	\$ 5.79	\$ 85,825	\$ 5.79	1.38%
05A	Structural & Miscellaneous Steel	ETEX	1	\$ -	\$ -	\$ 18,730	\$ 1.26	\$ 18,730	\$ 1.26	0.30%
06A	Woods and Plastics	NAC	15	\$ -	\$ -	\$ 97,855	\$ 6.60	\$ 97,855	\$ 6.60	1.58%
07B	Waterproofing	SCS	4	\$ -	\$ -	\$ 22,000	\$ 1.48	\$ 22,000	\$ 1.48	0.35%
07D	Metal Panels	BP13A	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
07F	Fireproofing & Firestopping	BP13A	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
08A	Doors & Hardware	Turnkey	4	\$ -	\$ -	\$ 96,291	\$ 6.50	\$ 96,291	\$ 6.50	1.55%
08B	Glass & Glazing	Nortex	14	\$ -	\$ -	\$ 331,021	\$ 22.34	\$ 331,021	\$ 22.34	5.34%
09A	Drywall & Acoustical	Prime	9	\$ -	\$ -	\$ 664,262	\$ 44.83	\$ 664,262	\$ 44.83	10.72%
09B	Flooring	PCL	9	\$ -	\$ -	\$ 101,100	\$ 6.82	\$ 101,100	\$ 6.82	1.63%
09C	Tile	PCL	9	\$ -	\$ -	\$ 64,985	\$ 4.39	\$ 64,985	\$ 4.39	1.05%
09D	Painting	Burns & Park	10	\$ -	\$ -	\$ 99,455	\$ 6.71	\$ 99,455	\$ 6.71	1.60%
10A	Specialties	Chatham	5	\$ -	\$ -	\$ 134,561	\$ 9.08	\$ 134,561	\$ 9.08	2.17%
10B	Signage	Pinnacle Signs	2	\$ -	\$ -	\$ 30,320	\$ 2.05	\$ 30,320	\$ 2.05	0.49%
10C	Pre-Fabricated Canopies	Arch-Fab	2	\$ -	\$ -	\$ 35,615	\$ 2.40	\$ 35,615	\$ 2.40	0.57%
10E	Lockers	Hillman	2	\$ -	\$ -	\$ 18,850	\$ 1.27	\$ 18,850	\$ 1.27	0.30%
10F	Operable Partitions	BP10A	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
11A	Residential Appliances	DIO	1	\$ -	\$ -	\$ 12,100	\$ 0.82	\$ 12,100	\$ 0.82	0.20%
12A	Window Treatments	AEC	7	\$ -	\$ -	\$ 13,932	\$ 0.94	\$ 13,932	\$ 0.94	0.22%
13A	Metal Building System	M2	3	\$ -	\$ -	\$ 442,860	\$ 29.89	\$ 442,860	\$ 29.89	7.15%
21A	Fire Protection	Complete	3	\$ -	\$ -	\$ 40,800	\$ 2.75	\$ 40,800	\$ 2.75	0.66%
22A	Plumbing	Salas	4	\$ -	\$ -	\$ 235,376	\$ 15.89	\$ 235,376	\$ 15.89	3.80%
23A	HVAC	Air817	4	\$ -	\$ -	\$ 711,229	\$ 48.00	\$ 711,229	\$ 48.00	11.48%
26A	Electrical	Prime	6	\$ -	\$ -	\$ 780,982	\$ 52.71	\$ 780,982	\$ 52.71	12.60%
27A	Communications	AM - preferred by Celina	10	\$ -	\$ -	\$ 98,141	\$ 6.62	\$ 98,141	\$ 6.62	1.58%
27B	Audio/Visual	AM - preferred by Celina	0	\$ -	\$ -	\$ 284,562	\$ 19.21	\$ 284,562	\$ 19.21	4.59%
27C	Distributed Antenna System	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
28A	Fire Alarm	AVS	4	\$ -	\$ -	\$ 17,183	\$ 1.16	\$ 17,183	\$ 1.16	0.28%
28B	Security	AG	2	\$ -	\$ -	\$ 75,862	\$ 5.12	\$ 75,862	\$ 5.12	1.22%
28C	Access Controls	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
28D	Emergency Responder Radio	Bidder	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
	TOTAL BIDS RECEIVED 164			\$ 203,910	\$ 38,717	\$ 4,873,964	\$ 328.97	\$ 5,077,874	\$ 342.73	81.93%
	Construction Contingency	CROSSLAND		\$ 7,612	\$ 1,445	\$ 116,345	\$ 7.85	\$ 123,956	\$ 8.37	2.00%
	Owner's Contingency			\$ 11,417	\$ 2,168	\$ 174,517	\$ 11.78	\$ 185,935	\$ 12.55	3.00%
	Impact / Tap Fees			BY OWNER	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
	Builder's Risk Insurance	CROSSLAND		\$ 1,903	\$ 361	\$ 29,086	\$ 1.96	\$ 30,989	\$ 2.09	0.50%
	General Liability Insurance	CROSSLAND		\$ 3,806	\$ 723	\$ 58,172	\$ 3.93	\$ 61,978	\$ 4.18	1.00%
	Subcontractor Default Insurance (SDI)	CROSSLAND		\$ 5,138	\$ 976	\$ 78,533	\$ 5.30	\$ 83,671	\$ 5.65	1.35%
	General Conditions	CROSSLAND		\$ 130,012	\$ 24,686	\$ 241,450	\$ 16.30	\$ 371,462	\$ 25.07	5.99%
	Payment & Performance Bond	CROSSLAND		\$ 4,186	\$ 795	\$ 63,990	\$ 4.32	\$ 68,176	\$ 4.60	1.10%
	Maintenance Bond	CROSSLAND		\$ 2,268	\$ 431	\$ 34,668	\$ 2.34	\$ 36,936	\$ 2.49	0.60%
	Preconstruction Phase Fee	CROSSLAND		\$ 1,000	\$ 190	\$ 4,000	\$ 0.27	\$ 5,000	\$ 0.34	0.08%
	Construction Phase Fee	CROSSLAND		\$ 9,324	\$ 1,770	\$ 142,523	\$ 9.62	\$ 151,847	\$ 10.25	2.45%
TOTAL				\$ 380,576	\$ 72,261	\$ 5,817,248	\$ 392.63	\$ 6,197,824	\$ 418.32 /SF	

Line	Name	Original Duration	Start	Finish	2025												2026																																					
					Feb 17	March 3	17	31	April 14	28	May 12	26	June 9	23	July 7	21	August 4	18	September 1	15	October 29	November 13	27	December 10	24	January 5	19	February 2	16	March 2	16	30	April 13	27	May 11	25	June 8	22	July 6	20	August 3	17	September 14	28	October 12									
	MAJOR MILESTONES		6/12/2025	8/3/2026																																																		
1	NTP		6/12/2025	6/23/2025													NTP																																					
2	Permanent Power		12/29/2025	12/29/2025																									Permanent Power																									
3	Building Dry in		1/7/2026	1/7/2026																									Building Dry in																									
4	Condition Space		5/20/2026	5/20/2026																																					Condition Space													
5	CO		6/23/2026	6/23/2026																																					CO													
6	Substantial Completion		6/23/2026	6/23/2026																																					Substantial Completion													
7	Final Completion		8/3/2026	8/3/2026																																					Final Completion													
	DESIGN AND PRECONSTRUCTION		2/13/2025	6/11/2025																																																		
	CONTRACT DOCUMENTS		2/13/2025	4/7/2025																																																		
8	Parkhill - 50% CD Deliverable		2/13/2025	2/13/2025	Parkhill - 50% CD Deliverable																																																	
9	Crossland to Update Initial Schematic Estimate		2/14/2025	2/27/2025	Crossland to Update Initial Schematic Estimate																																																	
10	City Review & Discussion		2/28/2025	3/6/2025	City Review & Discussion																																																	
11	Parkhill - 75% Deliverable		3/7/2025	3/7/2025	Parkhill - 75% Deliverable																																																	
12	Crossland to Provide Updated Estimate		3/10/2025	3/17/2025	Crossland to Provide Updated Estimate																																																	
13	City Review & Discussion		3/10/2025	4/3/2025	City Review & Discussion																																																	
14	Submit for Building Permit Review		3/10/2025	3/10/2025	Submit for Building Permit Review																																																	
15	Parkhill - 100% CD Deliverable		4/4/2025	4/4/2025	Parkhill - 100% CD Deliverable																																																	
16	TABS Submission		4/7/2025	4/7/2025	TABS Submission																																																	
17	TDLR Review		4/7/2025	4/7/2025	TDLR Review																																																	
18	RAS Review		4/7/2025	4/7/2025	RAS Review																																																	
	GMP		4/7/2025	6/11/2025																																																		
19	Crossland Advertise to Subcontractors		4/7/2025	4/25/2025	Crossland Advertise to Subcontractors																																																	
20	Establish GMP		4/28/2025	5/27/2025	Establish GMP																																																	
21	City/Parkhill/Crossland Review		5/28/2025	6/9/2025	City/Parkhill/Crossland Review																																																	
22	City Council Approval of GMP		6/10/2025	6/10/2025	City Council Approval of GMP																																																	
23	Recieve Building Permit		6/11/2025	6/11/2025	Recieve Building Permit																																																	
	CONSTRUCTION		2/13/2025	6/17/2026																																																		
	SITE WORK		6/24/2025	3/17/2026																																																		
	Earthwork		6/24/2025	2/24/2026																																																		

Celina Parks & Rec Admin Overall Schedule

Line	Name	Original Duration	Start	Finish	2025																									
					Feb	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March
24	Mobilization		6/24/2025	6/24/2025																										
25	Erosion Control		6/25/2025	6/27/2025																										
26	Site Cuts & Fills		12/12/2025	12/22/2025																										
27	Head In Parking Lime Stabilize		1/13/2026	1/21/2026																										
28	Fine Grading Head In Parking		1/22/2026	1/26/2026																										
29	Landscape Area Fine Grading		2/18/2026	2/24/2026																										
	Utilities		12/23/2025	1/15/2026																										
30	Sanitary Sewer		12/23/2025	12/29/2025																										
31	Water Line		12/30/2025	1/2/2026																										
32	Fire Line		1/5/2026	1/7/2026																										
33	Storm Sewer		1/8/2026	1/12/2026																										
34	Gas Piping		1/13/2026	1/15/2026																										
	Site Electrical		12/15/2025	2/9/2026																										
35	Build Out Electrical Service		12/15/2025	12/23/2025																										
36	Transformer Install		12/24/2025	12/24/2025																										
37	Permanent Power		12/29/2025	12/29/2025																										
38	Primary & Secondary Electrical		1/13/2026	1/26/2026																										
39	Site Lighting Rough In		1/27/2026	2/2/2026																										
40	Site Lighting		2/3/2026	2/9/2026																										
	Paving & Sidewalks		1/26/2026	2/17/2026																										
41	FRP Deco Sidewalks at Entry		1/26/2026	2/6/2026																										
42	FRP Head In Parking		1/27/2026	2/2/2026																										
43	FRP Building Sidewalks		2/9/2026	2/17/2026																										
	Landscape & Irrigation		1/13/2026	3/17/2026																										
44	Irrigation Sleeves		1/13/2026	1/14/2026																										
45	Top Soil & Bed Prep		2/25/2026	2/27/2026																										
46	Irrigation		3/2/2026	3/4/2026																										
47	Trees & Shrubs		3/5/2026	3/10/2026																										
48	Sod		3/11/2026	3/17/2026																										
	DEMO		6/30/2025	12/11/2025																										

CROSSLAND CONSTRUCTION COMPANY, INC.	Celina Parks & Rec Admin Overall Schedule	Job #: Job Number	Print Date: 2/18/2025 3:08:30 PM Update as of: 2/13/2025	View: 6. Print View Filter: No Summary Tasks
		Start Date: 2/13/2025 Finish Date: 8/3/2026		Page 2 of 6

Line	Name	Original Duration	Start	Finish	2025																																																2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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74	Exterior Wall Framing		11/4/2025	11/19/2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

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CROSSLAND
CONSTRUCTION COMPANY, INC.

Celina Parks & Rec Admin Overall Schedule

Job #: Job Number

Start Date: 2/13/2025
Finish Date: 8/3/2026

Print Date: 2/18/2025 3:08:30 PM
Update as of: 2/13/2025

View: 6. Print View

Filter: No Summary Tasks

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