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AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 9, 2026
5:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. 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 Stallcup right-of-way acquisition.

B. Discussion regarding water utilization at Wilson Creek Park.

C. Discussion regarding a Development Agreement for LC Services.

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

D. Discussion regarding Legacy North.

E. Discussion regarding Project Latera.

F. Discussion regarding Project Cypress.

G. Discussion regarding the Village at Ownsby Farms.

H. Discussion regarding Project Kingsmen 2.0.

I. Discussion regarding Project 151.

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

J. Discussion regarding personnel investigation.

Texas Government Code Section 551.089 Deliberation Regarding Security Devices or Security Audits:

K. Discussion regarding security procedures during public meetings.

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).

The City Council further reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed herein, as authorized by the Texas Government Code, Chapter 551.

III. PLEDGE OF ALLEGIANCE/INVOCATION:

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Celina High School Powerlifter Rachel Kissinger Proclamation. (Tubbs)

B. Presentation of the 2025 Tree City USA & Growth Award. (Kleineck)

C. Presentation of Main Street America Program Accreditation. (Kearney)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding the Lighting Ordinance – Text Amendment. (Kleineck)

B. Discussion regarding Fire Department Staffing and Operations. (White)

C. Discussion regarding Downtown Square Design. (Brawner)

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 nine (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 12, 2026, 5:00 p.m.

B. Consider and act upon an Ordinance amending Ordinance No. 2025-94 which adopted and approved the budget for fiscal year beginning October 1, 2025, and ending September 30, 2026, and make appropriations for each department, project, and account, by adopting an amended 2025-2026 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

C. Consider and act upon ratifying Community Development Corporation Resolution No. 2026-001R. (Stovall)

VIII. PUBLIC HEARING/ACTION:

A. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending an approximate 25 acre portion of Planned Development (PD) No. 80 with modified development standards; generally located at the northeast corner of Dallas Parkway and Frontier Parkway, within the City limits, for Mac Haik Celina. (McAfee)

B. Conduct a Public Hearing to consider and act upon an Ordinance amending the City's Code of Ordinances by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Three: Screening Walls and Fences, and related sections of the Zoning Ordinance, for a text amendment. (McAfee)

IX. ACTION ITEM:

A. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Cambridge Crossing Public Improvement District; approving a preliminary service plan and assessment plan, including proposed Assessment Rolls for Phase #5-7; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; calling a Public Hearing for July 14, 2026, to consider an Ordinance levying assessments on property located within the Cambridge Crossing Public Improvement District; directing City staff to publish and mail notice of such public hearing; and resolving other matters incident and related thereto. (Bromiley)

B. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the North Sky Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for July 14, 2026, to consider an Ordinance levying assessments on property located within the North Sky Public

Improvement District; directing City staff to publish and mail notice of such Public Hearing; and resolving other matters incident and related thereto. (Bromiley)

C. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - North Sky, LLC, and resolving matters incident thereto. (Bromiley)

D. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - Ten Mile Creek, LLC, and resolving matters incident thereto. (Bromiley)

E. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - North Sky Ariana, LLC, and resolving matters incident thereto. (Bromiley)

F. Consider and act upon a Resolution adopting the Median Landscape Pattern Book. (Median Landscape Pattern Book) (McAfee)

G. Consider and act on a Resolution accepting the results of the 2026 Water and Wastewater Rate Study. (Stovall)

H. Consider and act to approve an Economic Development and Performance Agreement with ATRH, LLC. (Satarino)

X. ADJOURNMENT:

City of Celina, TX Taxpayer Impact Statement

(Required under Texas Government Code 551.043 as amended by HB 1522, effective September 1, 2025)
This notice informs taxpayers of the impact of the adopted budget and tax rate for Fiscal Year 2025-2026, comparing what would be paid under the no-new-revenue tax rate versus the adopted tax rate.

Median Taxable Homestead Value
Prior Year (FY2024-2025) $530,903
Current Year (FY2025-2026) $572,562

FY2025-2026 Tax Rates
No-New-Revenue Tax Rate (FY2025-2026) $0.559151 per $100 valuation
Adopted Tax Rate (FY2025-2026) $0.576401 per $100 valuation

Estimated Annual Tax Bill Comparison

	TAX RATE	ESTIMATED TAX BILL
Prior Year (FY2024-2025)	$0.598168	$3,175.69
No-New-Revenue Tax Rate (FY2025-2026)	$0.559151	$3,201.49
Adopted Tax Rate (FY2025-2026)	$0.576401	$3,300.25

Calculations

Prior Year Tax Bill	($530,903 ÷ 100) x $0.598168 = $3,175.69

No-New-Revenue Tax Rate	($572,562 ÷ 100) x $0.559151 = $3,201.49
Adopted Tax Rate Bill	($572,562 ÷ 100) x $0.576401 = $3,300.25

Summary

The City of Celina's adopted tax rate is $0.576401 per $100 valuation, the average homestead owner pays approximately $124.56 more annually compared to the previous year.

"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 three (3) business days prior to the scheduled time of said meeting."

_____

Ashley Owens, City Secretary

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.

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: Robert Ranc, City Manager
Date: June 9, 2026

Agenda Item:
Discussion regarding the Lighting Ordinance – Text Amendment. (Kleineck)

Background Information:
Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework. Additionally, cleaner ordinance language saves time in permitting.

The Lighting standards were adopted with the 2019 rewrite of the Zoning Ordinance and were intended to provide adequate lighting in public spaces to ensure safety while minimizing light trespass and light pollution, and preserving the night sky as a natural resource for people's enjoyment.

Current lighting standards consistent with regional standards include the following:

- Light sources shall be shielded and/or recessed so that no light source is visible (i.e. full cut-offs).
- Light poles shall not exceed 30 feet in height, except that light poles located within 100 feet of a residential district or use shall not exceed 20 feet in height.

Current lighting standards unique to Celina include the following:

- Base pedestals taller than 6 inches shall be clad in masonry that matches the adjacent structures.
- Lighting on multi-family zoned property should be an average of 3 footcandles, not to exceed 10 footcandles.
- Lighting on non-residential zoned property should be an average of 6 footcandles, not to exceed 15 footcandles.

- Lighting shall be 0 footcandles at property lines adjacent to single-family zoned property.
- Lighting shall be 3 footcandles at property lines adjacent to all other zoned property.

Regional standards typically include a maximum of 20 footcandles with 0.25 footcandles at property lines adjacent to single-family zoned districts and up to 5 footcandles at property lines adjacent to all other zoned districts.

Resident feedback on new projects is for new development to be dimmer. Celina's standards are already more restrictive than regional standards. To further reduce light nuisance, the proposed revisions include decreasing the allowed lighting on non-residential projects to decrease light pollution while still maintaining safe illumination levels and eliminating light poles from within the setback area adjacent to residential properties to further reduce potential conflict.

The Planning & Zoning Commission held a discussion on the lighting standards at their May 21, 2026, meeting. The Commission supported the proposed revisions due to the improved language, adjustments to make development lighting dimmer, and the restriction of light poles near residential property lines. The Commission also expressed continued support for light pole bases to be clad in masonry, strict shielding regulations, and Celina's footcandle limitations being lower than the regional standard.

Legal Review:
The City Attorneys have reviewed this item.

Supporting Documents:
1. Staff Presentation
2. Draft Zoning Ordinance
3. Draft Zoning Ordinance - Redline

Financial Consideration:
NA

Staff Recommendation:
NA

Lighting

Ordinance Update

City Council

June 9, 2026

BACKGROUND

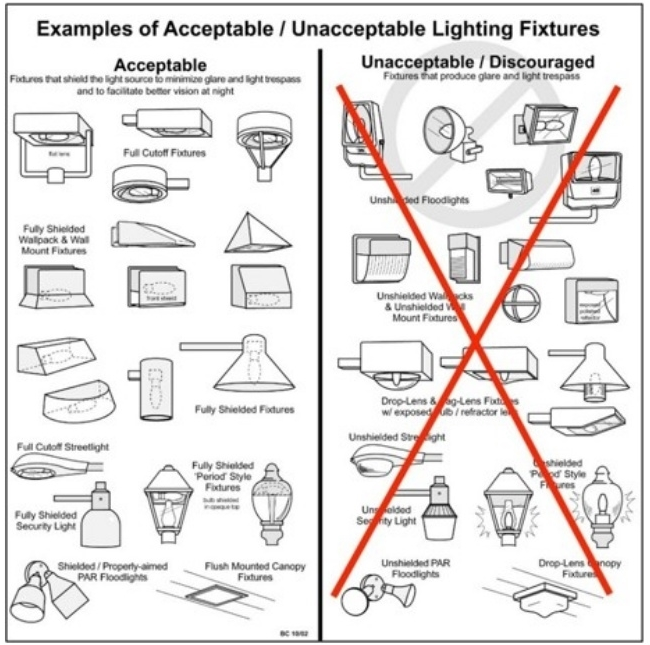
- Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework
- Cleaner ordinance language saves time in permitting
- Lighting standards were adopted with the 2019 rewrite of the Zoning Ordinance
- Intended to provide adequate lighting in public spaces to ensure safety while minimizing light trespass and light pollution, and preserving the night sky as a natural resource for people's enjoyment

TIMELINE

~~May P&Z~~
~~Discussion~~
July P&Z
Public Hearing
Start
End
June Council
Discussion
August Council
Public Hearing & Adoption

LIGHTING OVERVIEW - LIGHT SOURCE

- Light sources shall be shielded and/or recessed so that no light source is visible (i.e. full cut-offs)
- Consistent with regional standard, except that Celina requires this of all lights, not just lights facing the ROW or highly visible lights



LIGHTING OVERVIEW - POLES

- Light poles shall not exceed 30 feet in height, except that light poles located within 100 feet of a residential district or use shall not exceed 20 feet in height
  - •Consistent with regional standard
- Base pedestals taller than 6 inches shall be clad in masonry that matches the adjacent structures
  - •Unique to Celina
- Prohibiting light poles within the required setbacks adjacent to residential
  - •Proposed revision - unique to Celina

XING
HOMEPLACE
CAMILLE XING
WINDMILL CT
S PRESTON RD
S PRESTON RD
S PRESTON RD
IRD LN
STARLIGHT CREEK DR
N RD

LIGHTING OVERVIEW - FOOTCANDLES

- Celina Standard
  - •Lighting on multi-family zoned property should be an average of 3 footcandles, not to exceed 10 footcandles
  - •Lighting on non-residential zoned property should be an average of 6 footcandles, not to exceed 15 footcandles
  - •Lighting shall be 0 footcandles at property lines adjacent to single-family zoned property
  - •Lighting shall be 3 footcandles at all other zoned property
- Regional Standard
  - •Maximum 20 Footcandles
  - •0.25 Footcandles at property lines adjacent to single-family zoned districts
  - •Up to 5 footcandles at all other zoned districts
- Proposed
  - •Consolidating the non-residential and multi-family illumination standard to be more universal in application (simplicity) and so that new projects are dimmer

PROPOSED REVISIONS

- The redline of proposed changes is in the packet
- Clarified internal policy where possible to improve customer service and understanding
- Eliminated platitude-type language that did not add value or could not be enforced
- Simplified standards
- Updated standards to address community concerns

POLICY CONSIDERATIONS

- Resident feedback on new projects is for new development to be dimmer
- Celina's standards are already more restrictive than regional standard
- Proposed revisions include decreasing the allowed lighting on non-residential projects to decrease light pollution while still maintaining safe illumination levels
- Proposed revisions eliminate light poles from within the setback area adjacent to residential properties to further reduce potential conflict
- Cleaner ordinance language will improve the development process by increasing clarity and predictable outcomes

PLANNING & ZONING COMMISSION DISCUSSION

- The Commission supported the proposed revisions due to the improved language, adjustments to make development lighting dimmer, and the restriction of light poles near residential property lines
- The Commission expressed continued support for light pole bases to be clad in masonry, strict shielding regulations, and Celina's footcandle limitations being lower than regional standard

TIMELINE

~~May P&Z~~
~~Discussion~~
July P&Z
Public Hearing
Start
End
~~June Council~~
~~Discussion~~
August Council
Public Hearing & Adoption

Thank You!

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART FIVE, LIGHTING STANDARDS

Section 14.04.501 …… Lighting Administration.

(a) ***Purpose & Intent***. The purpose of this Section is to:

(1) Provide adequate lighting in public spaces to ensure safety.

(2) Reduce the problems created by improperly designed and installed outdoor lighting.

(3) Eliminate problems of glare on operators of motor vehicles, pedestrians, and land uses.

(4) Minimize light trespass and light pollution.

(5) Reduce energy and financial costs of outdoor lighting by establishing regulations that limit the area onto which certain kinds of outdoor lighting fixtures may illuminate.

(6) Preserve the night sky as a natural resource and people's enjoyment of looking at the sky and stars.

(b) ***Enforcement***. The Director of Development Services or his designee is hereby empowered and directed to administer and enforce the provisions of Part 5 "Lighting Standards" of this zoning ordinance.

(c) ***Applicability***.

(1) New uses, buildings & additions. All proposed new land uses or change of uses, developments, buildings, structures, or building additions of thirty percent (30%) or more in terms of additional dwelling units, gross floor area, seating capacity, or other expansion, either with a single addition or cumulative additions subsequent to the effective date of this provision, shall meet the requirements of this Code for the entire property. For all building additions of less than thirty percent (30%) cumulative, the applicant shall only have to meet the requirements of this Code for any new outdoor lighting provided.

(2) Nonconforming use change. Whenever a nonconforming use, structure, or lot is abandoned for a period of 180 consecutive days and then changed to a new use according to the requirements of Section 14.03.601, *New and Unlisted Uses* of the Zoning Ordinance, then any existing outdoor lighting shall be reviewed and brought into compliance as necessary for the entire building, structure or premises, to the maximum extent possible as determined by the Director.

(3) Prior to code adoption. Exterior lighting luminaries in existence on the October 8, 2019, adoption shall be considered "legally nonconforming." Such fixtures may be repaired, maintained, and replaced. The nonconforming bulbs within a fixture shall be replaced in conformance with this Section. However, exterior lighting luminaries existing on the October 8, 2019 adoption that are located on private non-residentially used property and are found to direct light or glare to residential properties may be declared a public nuisance if the level of illumination on residential property, which is caused by the luminaries, is greater than one-quarter (¼) foot-candle. Such fixtures shall be altered or replaced to reduce the level of illumination on the residential property to a one-quarter (¼) foot-candle within two (2) months of receiving a written notice of the violation from the City.

(4) Fixture abandonment or damage. In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with all the provisions of this Code.

Section 14.04.502 …… General Requirements.

The following standards shall apply to all exterior lighting except public street lighting and other lighting that is specifically exempted by this Section.

(a) ***Illumination Levels***.

(1) Multi-family and non-residential uses should average no more than three (3) footcandles, and shall not exceed a maximum of ten (10) footcandles.

(2) Lighting under fuel canopies and car dealerships shall not exceed forty (40) footcandles. The remainder of the property shall comply with non-residential standards, above.

(3) The Director may consider single purpose safety lighting, such as ATMs, sports facilities, and swimming pools, to be in conformance with applicable national and/or state guidelines.

(4) The Director may consider illumination levels contained in the *Illuminating Engineering Society of North America Lighting Handbook*, as amended from time to time, as a guide for providing minimum and safe illumination levels and measurement methods.

(5) Staff may provide a minor modification in order to provide minimal safety illumination.

(b) ***Trespass***. Outdoor lighting shall be designed, installed, and maintained to prevent excessive spill-over onto adjacent properties. Illumination levels measured at or beyond a property line shall not exceed the following:

(1) Zero (0) footcandle where adjacent to single-family residential attached and single-family detached districts.

(2) Three (3) footcandles where adjacent to multi-family, commercial, agricultural, industrial districts, and rights-of-way.

(3) *Exception:* Illumination at interior property lines on contiguous lots in a multi-tenant, non-residential development may exceed the above criteria when necessary to provide safe and continuous operations of lighting of adjoining parking areas, fire lanes, public right-of-way, and interior access roadways.

(4) When a dispute arises regarding the district/use of an adjoining property and the allowed spill-over, the Director's decision shall have the authority to issue an administrative interpretation after providing the parties an opportunity to present relevant information. The director shall base his interpretation on the following:

i. Public safety considerations including pedestrian and vehicular safety;

ii. The minimum lighting levels reasonably necessary for the lawful use of the properties involved; and

iii. Applicable site planning and lighting design standards contained within Part 5 "Lighting Standards" of this zoning ordinance.

(c) ***Light Pole Standards***.

(1) Height. The maximum height for Lighting standards (i.e. light poles) shall be measured from the grade, inclusive of the pedestal, to sized in such a manner that the top of any the light fixture luminary. In general, the maximum height for light poles shall be:

Industrial zoning districts	35 feet
Industrial, multi-family, or non-residential district light poles located within 100 feet of a residential district or use	20 feet
Downtown zoning district	20 feet
All other light poles	30 feet

(2) Parking lot light poles. All free-standing parking lot light poles shall have a maximum six (6) inch tall metal base. If a taller base is proposed, it shall be clad in Category A masonry that matches the primary building. All parking lot poles shall be placed within a landscaped area or other raised bed to distinguish it from the parking spaces and minimize vehicle contact.

(3) All light fixtures shall be of a black or bronze color or constructed of masonry to match the primary building.

(d) ***Requirements for Light Sources***.

(1) Light sources or luminaries are prohibited in landscaped buffer areas and within required setback yard areas adjacent to single family residential, except on pedestrian walkways, hike & bike trails, and at site entrances.

(2) Light for outdoor advertising shall be designed to function as full cutoff-type of luminaries. Lighting intended for outdoor advertising shall be directed downward (180 degrees with ground). The temporary use of lasers and spotlights that project light into the sky may be allowed, subject to the restrictions of temporary outdoor lighting in Section 14.04.503, *Temporary Outdoor Lighting*, below, but are generally prohibited.

(3) All luminaries located in non-residential zoning districts shall be designed so that the light source (bulb or lamp) is completely shielded from direct view at a point five (5) feet above grade at the lot line.

(4) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, and yard areas within thirty (30) feet of the building. No roof lighting shall be used.

(5) All luminaries mounted on walls, including egress lighting, or on freestanding poles must be shielded, full cut-off, and be directed downward (180 degrees with ground).

(6) Lighting fixtures or sources of light that are included as a part of the canopy, including carports or covered walkways or other similar covered canopies, should be recessed into the underside of the canopy with no drop-down or visible bulbs or fixtures.
(7) Externally illuminated signs, advertising displays, billboards, building identification, and monument signs shall use top mounted light fixtures that shine light downward and that are fully shielded or upward with pin-pointed light which are fully shielded. Building address numbers should be backlit.
(8) Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.
(9) Lighting within or around commercial windows meant to draw attention to the business is prohibited.
(10) Building facades and architectural features of buildings may be floodlighted or otherwise highlighted when the following conditions are met:
    i. Floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution to the façade or feature being illuminated;
    ii. The light source from any floodlight shall not be directly visible from adjacent properties; and
    iii. The maximum luminance of any floodlighted surface shall not exceed the foot-candles specified in the Illuminating Engineering Society of North America Lighting Handbook for floodlighting surfaces.
(11) All exterior lighting shall be LED.
(12) Shielding cannot be reflective or otherwise enhance the light source.
(13) All luminaries and light sources subject to this Section shall be maintained and kept in good working order.
(14) Staff shall maintain a lighting guide including visuals of appropriate light fixtures.

Section 14.04.503 …... Temporary Outdoor Lighting.

(a) Temporary outdoor lighting shall comply with Part 5 "Lighting Standards" of this Zoning Ordinance.
(b) Non-conforming temporary outdoor lighting. An applicant may submit a detailed description and depiction of the proposed lighting plan to the director for review. Non-conforming temporary outdoor lighting may be permitted by the director only as part of a valid special events permit and in consideration of the following:
    (1) Nature of the exemption;
    (2) Public or private benefits that would result from temporary lighting;
    (3) Placement and type of light fixtures;
    (4) Safety or nuisance concerns; and
    (5) Duration of operation.

Section 14.04.504 …… Photometric Plan.

(a) ***Required Plan***. A photometric or lighting plan illustrating the exterior lighting that is proposed or modified shall be submitted for review with the civil construction plans for all new non-residential development, including multi-family, prior to issuance of any construction permit. The submission shall contain, but not be limited to the following:
    (1) Plans indicating the location of the exterior lighting on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;
    (2) Written description of the illuminating devices (including a visual depiction), fixture placement and specifications, pole heights, lamps, supports, reflectors, and other devices including, but not limited to, catalog cuts by manufacturers and drawings (including sections where required).
    (3) Illumination values, in foot candles, for the subject property, as proposed.
    (4) The photometric plan shall include a table which indicates the average foot candle measurement, the maximum foot candle measurement (at any hot spots), and the foot candle measurement at the property line.
    (5) The City's standard notations shall be included on the photometric plan.
(b) ***Preparation of the Photometric Plan***. A certified engineer, architect, landscape architect, or lighting engineer/designer shall prepare the plan. The plan shall also contain a certification by the property owner or agent

and the preparer of the plan that the exterior lighting depicted on the plan will comply with the requirements of this Ordinance after installation. Once the plan is approved by Planning staff, the exterior lighting of the property shall be constructed and installed according to the approved plan.

(c) ***Additional Submission***. The above required plans, descriptions and data shall be sufficiently complete to enable the reviewer to readily determine whether compliance with the requirements of this Section will be secured. If such plans, descriptions and data cannot enable this ready determination, by reason of the nature or configuration or the devices, fixtures, or lamps proposed, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory. The City may request a lighting survey prior to issuance of a Certificate of Occupancy or based upon a valid complaint through Code Enforcement for existing properties.

(d) ***Fixture substitution***. Should any outdoor light fixture need to be changed after a building permit and/or Certificate of Occupancy is issued, a change request shall be submitted to the director for review and approval prior to a substitution.

Section 14.04.505 …… Prohibited Lighting. The following are prohibited within the City of Celina:

(a) ***Design of Lighting***.
- (1) "Cobra head" type lighting fixtures that are not shielded and having dished, convex, or "drop" lenses or refractors.
- (2) Unshielded light sources, including bare bulbs above fifteen (15) watts.
- (3) "Acorn" lighting.
- (4) Decorative entrance lights, such as carriage lights, mounted on a wall adjacent to doorways may be allowed if the lighting does not constitute a nuisance.

(b) ***Moving or Flashing Lighting***.
- (1) Any lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation.
- (2) Searchlights.

(c) ***Types of Lighting***.
- (1) Exposed neon lighting, except for open/closed signs hanging inside a building's door or window.
- (2) Mercury vapor luminaires.
- (3) Low-pressure sodium (LPS) and high-pressure sodium (HPS) luminaires.
- (4) Metal Halide luminaires.
- (5) Bull-head or flood lights on commercial property, unless downward facing (180 degrees with ground) and shielded.

Section 14.04.506 …… Exemptions. The following are exempt from the standards contained in the General Requirements section of the Lighting Standards:

(a) ***Decorative Seasonal Lighting***. The decorative seasonal lights shall be removed within a reasonable and customary time.

(b) ***Lighting for Single Family Residential***.
- (1) The lamps have a power rating of less than or equal to seventy-five (75) watts;
- (2) A cutoff component is incorporated in the design of the luminaries;
- (3) The lighting level at the property line shall not exceed the maximum level specified within this Section; and
- (4) The maximum lighting level at the property line may be exceeded in cases where the lamp is turned on and off by a motion sensor and the lamp is not on for a continuous period exceeding ten (10) minutes.

(c) ***Residential Party Lights for Social Gatherings***. Such temporary outdoor lighting includes, but are not limited to, strings of lights and lanterns.

(d) ***Translucent Signs***. Signs of the type constructed of translucent materials and wholly illuminated from within are exempt from the shielding requirement.

(e) ***Emergency Lighting***. Temporary emergency lighting used by police, fire fighters, or other emergency services, as well as all vehicular luminaries. Hazard warning luminaries, which are required by federal and state regulatory agencies.

(f) ***Outdoor Sports Fields***. Because of their unique requirement for nighttime visibility and their limited hours of operations, public and commercial ball diamonds, playing fields, and tennis courts, excluding HOA facilities, are exempt from the General Requirements of the Lighting Standards. Private ball diamonds, playing fields, and tennis courts on a single family lot built as an accessory use to the home on that lot are subject to the requirements of this Section. Lighting for these public and commercial outdoor recreational uses shall be LED and shielded to minimize light and glare from spilling over onto residential properties.

(g) ***Exceptions***. The City may vary from the Lighting Standards for any municipal project or purpose, including any regulatory compliance.

Sections 14.04.507 – 14.04.600 …… Reserved.

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART FIVE, LIGHTING STANDARDS

Section 14.04.501 …… Lighting Administration.

(a) ***Purpose & Intent***. The purpose of this Section is to:

(1) Provide adequate lighting in public spaces to ensure safety.

(2) Reduce the problems created by improperly designed and installed outdoor lighting.

(3) Eliminate problems of glare on operators of motor vehicles, pedestrians, and land uses.

(4) Minimize light trespass and light pollution.

(5) Reduce energy and financial costs of outdoor lighting by establishing regulations that limit the area onto which certain kinds of outdoor lighting fixtures may illuminate.

(6) Preserve the night sky as a natural resource and people's enjoyment of looking at the sky and stars.

(b) ***Enforcement***. The Director of Development Services or his designee is hereby empowered and directed to administer and enforce the provisions of Part 5 "Lighting Standards" of this zoning ordinance~~this Section relating to outdoor lighting~~.

(c) ***Applicability***.

(1) New uses, buildings & additions. All proposed new land uses or change of uses, developments, buildings, structures, or building additions of thirty percent (30%) or more in terms of additional dwelling units, gross floor area, seating capacity, or other expansion, either with a single addition or cumulative additions subsequent to the effective date of this provision, shall meet the requirements of this Code for the entire property. For all building additions of less than thirty percent (30%) cumulative, the applicant shall only have to meet the requirements of this Code for any new outdoor lighting provided.

(2) Nonconforming use change. Whenever a nonconforming use, structure, or lot is abandoned for a period of 180 consecutive days and then changed to a new use according to the requirements of Section 14.03.601, *New and Unlisted Uses* of the Zoning Ordinance, then any existing outdoor lighting shall be reviewed and brought into compliance as necessary for the entire building, structure or premises, to the maximum extent possible as determined by the Director.

(3) Prior to code adoption. Exterior lighting luminaries in existence on the ~~effective date of this Ordinance~~October 8, 2019 adoption shall be considered "legally nonconforming." Such fixtures may be repaired, maintained, and replaced. The nonconforming bulbs within a fixture shall be replaced in conformance with this Section. However, exterior lighting luminaries existing on the ~~effective date of this Ordinance~~October 8, 2019 adoption that are located on private non-residentially used property and are found to direct light or glare to residential properties may be declared a public nuisance if the level of illumination on residential property, which is caused by the luminaries, is greater than one-quarter (¼) foot-candle. Such fixtures shall be altered or replaced to reduce the level of illumination on the residential property to a one-quarter (¼) foot-candle within two (2) months of receiving a written notice of the violation from the City.

(4) Fixture abandonment or damage. In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with all the provisions of this Code.

Section 14.04.502 …… General Requirements.

The following standards shall apply to all exterior lighting except public street lighting and other lighting that is specifically exempted by this Section.

(a) ***Illumination Levels***.

(1) Multi-family and non-residential ~~residential~~ uses should average no more than three (3) footcandles, and shall not exceed ~~with~~ a maximum of ten (10) footcandles.

~~(2) Non-residential uses, including parking lots, should average no more than six (6) footcandles, with a maximum of fifteen (15) footcandles.~~

(2) Lighting under fuel canopies ~~(such as service stations)~~ and car dealerships shall not exceed forty (40) footcandles. The remainder of the property shall comply with non-residential standards, above.

(3) The Director may consider single purpose safety lighting, such as ATMs, sports facilities, and swimming pools, to be in conformance with applicable national and/or state guidelines.

~~(4) Each new development shall adequately illuminate all public parking, site entrances, and pedestrian areas, including perimeter sidewalks at all times, even if the primary use is a day-time only use.~~

(4) ~~The~~ The Director may consider illumination levels contained in the *Illuminating Engineering Society of North America Lighting Handbook*, as amended from time to time, ~~shall be used~~ as a guide for providing minimum and safe illumination levels and measurement methods.

(5) Staff may provide a minor modification in order to provide minimal safety illumination.

(b) ~~***Spill-Over***~~***Trespass***. Outdoor lighting shall be designed, installed, and maintained to prevent excessive spill-over onto adjacent properties. Illumination levels measured at or beyond a property line shall not exceed the following~~The limit of illumination on neighboring property from one establishment shall be based on the zoning and/or use of the neighboring property. Maximum computed maintained and maximum measured footcandles at the neighboring property line shall not exceed~~:

(1) Zero (0) footcandle ~~for~~ where adjacent to single-family residential attached and single-family detached districts.

(2) Three (3) footcandles ~~for~~ where adjacent to multi-family, commercial, agricultural, ~~and~~ industrial districts, and rights-of-way.

(3) *Exception:* Illumination at interior property lines on contiguous lots in a multi-tenant, non-residential development may exceed the above criteria when necessary to provide safe and continuous operations of ~~constant~~ lighting of adjoining parking areas, fire lanes, public right-of-way, and interior access roadways ~~as determined by the Director~~.

When a dispute arises regarding the district/use of an adjoining property and the allowed spill-over, the Director's decision shall have the authority to issue an administrative interpretation after providing the parties an opportunity to present relevant information. The director shall base his interpretation on the following:~~'s decision shall be binding~~.

(1) Public safety considerations including pedestrian and vehicular safety;
(2) The minimum lighting levels reasonably necessary for the lawful use of the properties involved; and
(3) Applicable site planning and lighting design standards contained within Part 5 "Lighting Standards" of this zoning ordinance.

(4) ~~be binding.~~

(c) ***Light Pole Standards***.

(1) Height. . The maximum height for ~~L~~lighting standards (i.e. light poles) shall be measured from the grade, inclusive of the pedestal, to ~~sized in such a manner that~~ the top of ~~any~~ the light fixture~~luminary~~. In general, the maximum height for light poles shall be~~Lighting standards (i.e. poles) shall be sized~~

Industrial zoning districts	35 feet
Industrial, multi-family, or non-residential district light poles located within 100 feet of a residential district or use	20 feet
Downtown zoning district	20 feet
All other light poles	30 feet

~~in such a manner that the top of any luminary does not exceed thirty (30) feet above adjacent grade. Lighting standards in Industrial zoned districts may be thirty five (35) feet in height. However, where any industrial, multi-family, or non-residential district light poles are located within 100 feet of a residential district or use, the maximum allowed height is twenty (20) feet. Within the OT, Old Town zoning district, the maximum permitted pole height is twenty (20) feet.~~

(2) Parking lot light poles. All free-standing parking lot light poles shall have a maximum six (6) inch tall metal base. If a taller~~larger~~ base is proposed, it shall be clad in Category A masonry that matches the ~~adjacent~~

~~structures~~primary building. All parking lot poles shall be placed within a landscaped area or other raised bed to distinguish it from the parking spaces and minimize vehicle contact.

~~(2)~~(3) All light fixtures shall be of a black or bronze color or constructed of masonry to match the primary building.

(d) ***Requirements for Light Sources***.

(1) Light sources or luminaries are prohibited in landscaped buffer areas and within required setback yard areas adjacent to single family residential, except on pedestrian walkways, hike & bike trails, and at site entrances.

(2) Light for outdoor advertising shall be designed to function as full cutoff-type of luminaries. Lighting intended for outdoor advertising shall be directed downward (180 degrees with ground). The temporary use of lasers and spotlights that project light into the sky may be allowed, subject to the restrictions of temporary outdoor lighting in Section 14.04.503, *Temporary Outdoor Lighting*, below, but are generally prohibited.

(3) All luminaries located ~~on~~ in non-residential ~~properties~~ zoning districts shall be designed so that the light source (bulb or lamp) is completely shielded from direct view ~~of at a point three (3) feet above grade on the lot line abutting a residential property. In all other instances, the light source must be completely shielded from direct view of~~ at a point five (5) feet above grade at the lot line.

(4) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, and yard areas within thirty (30) feet of the building. No roof lighting shall be used.

(5) All luminaries mounted on walls, including egress lighting, or on freestanding poles must be shielded, full cut-off, and be directed downward (180 degrees with ground).

~~(5)~~(6) Lighting fixtures or sources of light that are included as a part of the canopy, including carports or covered walkways or other similar covered canopies, should be recessed into the underside of the canopy with no drop-down or visible bulbs or fixtures.

~~(6)~~(7) Externally illuminated signs, advertising displays, billboards, building identification, and monument signs shall use top mounted light fixtures that shine light downward and that are fully shielded or upward with pin-pointed light which are fully shielded. Building address numbers should be backlit.

~~(7)~~(8) Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.

~~(8)~~(9) Lighting within or around commercial windows meant to draw attention to the business is prohibited.

~~(9)~~(10) Building facades and architectural features of buildings may be floodlighted or otherwise highlighted when the following conditions are met:

i. floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution to the façade or feature being illuminated;

ii. ~~properties~~The light source from any floodlight shall not be directly visible from adjacent properties~~the configuration of the floodlight installation shall block all view to the floodlight fixture's lamp from adjacent properties~~; and

iii. the maximum luminance of any floodlighted surface ~~does~~ shall not exceed the foot-candles specified in the Illuminating Engineering Society of North America Lighting Handbook for floodlighting surfaces.

(11) All exterior lighting shall be LED.

(12) Shielding cannot be reflective or otherwise enhance the light source.

(13) All luminaries and light sources subject to this Section shall be maintained and kept in good working order.

~~(10)~~(14)Staff shall maintain a lighting guide including visuals of appropriate light fixtures.

Section 14.04.503 …… Temporary Outdoor Lighting. ~~Any temporary outdoor lighting that conforms to the requirements of this Section shall be allowed. Non-conforming temporary outdoor lighting may be permitted by the Director only as part of a valid Special Events Permit.~~

(a) Temporary outdoor lighting shall comply with Part 5 "Lighting Standards" of this Zoning Ordinance.

(b) Non-conforming temporary outdoor lighting. An applicant may submit a detailed description and depiction of the proposed lighting plan to the director for review. Non-conforming temporary outdoor lighting may be permitted by the director only as part of a valid special events permit-and in consideration of the following:

(1) Nature of the exemption;
(2) Public or private benefits that would result from temporary lighting;
(3) Placement and type of light fixtures;
(4) Safety or nuisance concerns; and
~~(1)~~(5) Duration of operation.

Section 14.04.504 …… Photometric Plan.

(a) ~~***Exterior Lighting***~~***Required Plan***. A photometric or lighting plan illustrating the exterior lighting that is proposed or modified shall be submitted ~~to the Development Services Department~~ for review with the civil construction plans for all new non-residential development, including multi-family, prior to issuance of any construction permit. The submission shall contain, but not be limited to the following:

(1) Plans indicating the location of the exterior lighting on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;

(2) Written d~~D~~escription of the illuminating devices (including a visual depiction), fixture placements~~,~~ and specifications, pole heights, lamps, supports, reflectors, and other devices including, but not limited to, catalog cuts by manufacturers and drawings (including sections where required).

~~(2)~~(3) Illumination values, in foot candles, for the subject property, as proposed.

(4) The photometric plan shall include a table which indicates the average foot candle measurement, the maximum foot candle measurement (at any hot spots), and the foot candle measurement at the property line.

~~(3)~~(5) The City's standard notations shall be included on the photometric plan.

(b) ***Preparation of the Photometric Plan***. A certified engineer, architect, landscape architect, or lighting engineer/designer shall prepare the plan. The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan will comply with the requirements of this Ordinance after installation. Once the plan is approved by ~~the Development Services~~Planning staff, the exterior lighting of the property shall be constructed and installed according to the approved plan.

(c) ***Additional Submission***. The above required plans, descriptions and data shall be sufficiently complete to enable the reviewer to readily determine whether compliance with the requirements of this Section will be secured. If such plans, descriptions and data cannot enable this ready determination, by reason of the nature or configuration or the devices, fixtures, or lamps proposed, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory. The City may request a lighting survey prior to issuance of a Certificate of Occupancy or based upon a valid complaint through Code Enforcement for existing properties.

~~(c)~~(d) Fixture substitution. Should any outdoor light fixture need to be changed after a building permit and/or Certificate of Occupancy is issued, a change request shall be submitted to the director for review and approval prior to a substitution.

Section 14.04.505 …… Prohibited Lighting. The following are prohibited within the City of Celina:

(a) ***Design of Lighting***.

(1) "Cobra head" type lighting fixtures that are not shielded and having dished, convex, or "drop" lenses or refractors ~~which house light sources other than incandescent light sources~~.

(2) Unshielded light sources, including bare bulbs above fifteen (15) watts.

(3) "Acorn" lighting.

(4) Decorative entrance lights, such as carriage lights, mounted on a wall adjacent to doorways may be allowed if the lighting does not constitute a nuisance. ~~by the Director in spite of not meeting the design requirements listed herein~~.

(b) ***Moving or Flashing Lighting***.

(1) ~~Flickering or flashing lights~~Any lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation.

(2) Searchlights.

(c) ***Types of Lighting***.

(1) Exposed neon lighting, except for open/closed signs hanging inside a building's door or window.

(2) Mercury vapor luminaires.

(3) Low-pressure sodium (LPS) and high-pressure sodium (HPS) luminaires.

(4) Metal Halide luminaires.

~~(4)~~(5) Bull-head or flood lights on commercial property, unless downward facing (180 degrees with ground) and shielded.

Section 14.04.506 …… Exemptions. The following are exempt from the standards contained in ~~this Ordinance~~ the General Requirements section of the Lighting Standards:

(a) ***Decorative Seasonal Lighting***. The decorative seasonal lights shall be removed within a reasonable and customary time.

(b) ***Lighting for Single Family ~~Detached or Single Family Attached~~Residential***.

(1) the lamps have a power rating of less than or equal to seventy-five (75) watts;

(2) a cutoff component is incorporated in the design of the luminaries;

(3) the lighting level at the property line shall not exceed the maximum level specified within this Section; and

~~(4)~~ the maximum lighting level at the property line may be exceeded in cases where the lamp is turned on and off by a motion sensor and the lamp is not on for a continuous period exceeding ten (10) minutes.

(c) ***Residential Party Lights for Social Gatherings***. Such temporary outdoor lighting includes, but are not limited to, strings of lights and lanterns.

(d) ***Translucent Signs***. Signs of the type constructed of translucent materials and wholly illuminated from within are exempt from the shielding requirement.

(e) ***Emergency Lighting***. Temporary emergency lighting used by police, fire fighters, or other emergency services, as well as all vehicular luminaries. Hazard warning luminaries, which are required by federal and state regulatory agencies.

(f) ***Outdoor Sports Fields***. Because of their unique requirement for nighttime visibility and their limited hours of operations, public and commercial ball diamonds, playing fields, and tennis courts, excluding HOA facilities, are exempt from the ~~general standards of this section~~General Requirements of the Lighting Standards. Private ball diamonds, playing fields, and tennis courts on a single family lot built as an accessory use to the home on that lot are subject to the requirements of this Section. Lighting for these public and commercial outdoor recreational uses shall be LED and shielded to minimize light and glare from spilling over onto residential properties.

(g) ***Exceptions***. The City may vary from ~~these requirements~~the Lighting Standards for any municipal project or purpose, including any regulatory compliance.

Sections 14.04.507 – 14.04.600 …… Reserved.

Life Connected.

Fire
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Shawn White, Fire Chief
CC: Robert Ranc, City Manager
Date: June 9, 2026

Agenda Item:
Discussion regarding Fire Department Staffing and Operations. (White)

Background Information:
The Celina Fire Department (CFD) continues to implement initiatives outlined in its "Path to Premier" strategic vision. As part of ongoing efforts to enhance firefighter safety, operational effectiveness, and service delivery, staff has evaluated transitioning to four-person engine company staffing, which aligns with recommendations from NFPA, NIST, OSHA, and ISO. 4-person engine staffing has been a well-established best practice in the fire service for years and has been evaluated extensively over the past several decades. It has been found that 4-person crews complete critical fireground tasks 5 minutes faster than 3-person crews. Just as important is the ability of a 4-person crew to perform more effectively on critical medical calls including: cardiac arrest, stroke, heart attacks, major trauma and drownings. 4-person staffing also allows a single engine company to meet the national 2-in-2-out safety standard, which has been adopted as Texas state law, which states; “A team of at least four fire protection personnel must be assembled before an interior fire attack can be made when the fire has progressed beyond the incipient stage.”

The current strategy CFD utilizes to meet the 2-in-2-out requirement is to have a 2-person ambulance respond with fire engines to all critical calls. However, with the current emergency call volume, ambulances are not always available to respond with the engines. 36 percent of the time, engines are running calls without medic units. This number will continue to increase as the City grows. 4-person staffing allows engine companies to operate as independent teams with adequate personnel that can start to manage any emergency incident without having to wait for additional resources. This saves lives and property.

To achieve the goal of 4-person staffing, CFD is proposing to delay the opening of a 4th ambulance upon the completion of Fire Station 4. Through unit utilization research and GIS analysis, CFD determined this additional resource is not required at this point in the growth of The City. CFD

still has a large amount of additional capacity with its three currently staffed medic units. CFD's evaluation determined that a more effective use of its resources is to move Medic 3 to the new Station 4 when it opens in February 2027. Because of the current low call demands of District 3, Fire Engine 3 will still be able to maintain its response times, and with 4-person staffing they will be equipped to manage any critical call in the response area.

Moving Medic 3 to Fire Station 4 will not decrease the current medical service level in District 3 because all CFD personnel are trained to a paramedic level and every fire engine provides the same advanced life support care as ambulances. Firefighters/paramedics responding to calls with a truck in District 3 will be able to provide necessary medical care to stabilize a patient while an ambulance from another fire district deploys for transport as necessary.

This presentation is being provided in advance of the FY 2027 budget process as moving to 4-person staffing is a goal of the upcoming budget.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation

Financial Consideration:
Staff has identified a phased and budget-neutral approach to achieving four-person staffing. The plan utilizes personnel hires from FY26 and FY27 budget cycles that aligns with the planned opening of Fire Station 4 in 2027. Operational resources would be reallocated to maintain service levels while improving staffing across engine companies.

Staff Recommendation:
N/A

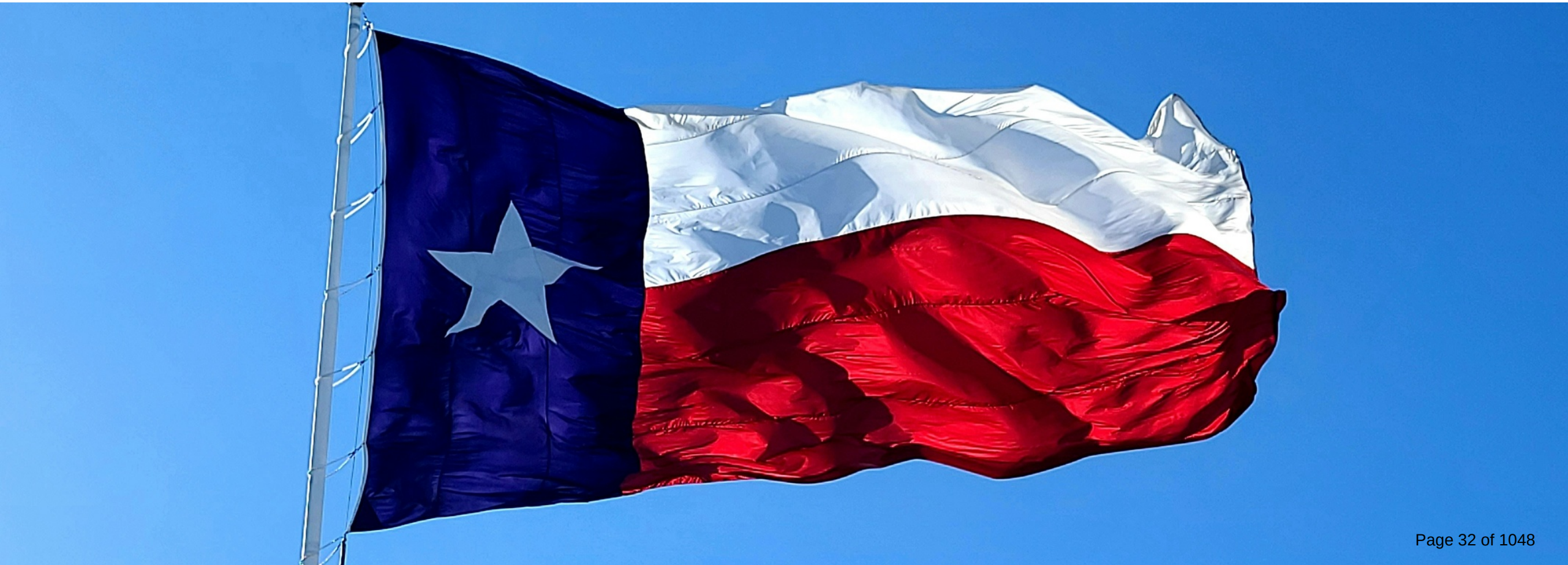
Celina Fire Department

Path to Premier

June 9, 2026

CFD Vision

"To become the premier fire department in Texas."



CFD Path to Premier

Primary Operational Goals = Safe & Effective

- Standardization
- Consistency
- Coordination
- Accountability

CFD Path to Premier

Initial Groundwork

- Rookie Orientation
- Task Standards
- Engineer Development School
- Incident Command Certification

CFD Path to Premier

Next Steps

- NFPA, NIST, OSHA & ISO recommended 4-person staffing
- Highest level of safety for our personnel
- Allows crews to act as independent teams
- Meets 2-in-2-out national safety requirement (Texas law)
- 36% of the time our engines are running alone
- Improves operational effectiveness
- Examples - Structure Fire / Cardiac Arrest

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E24

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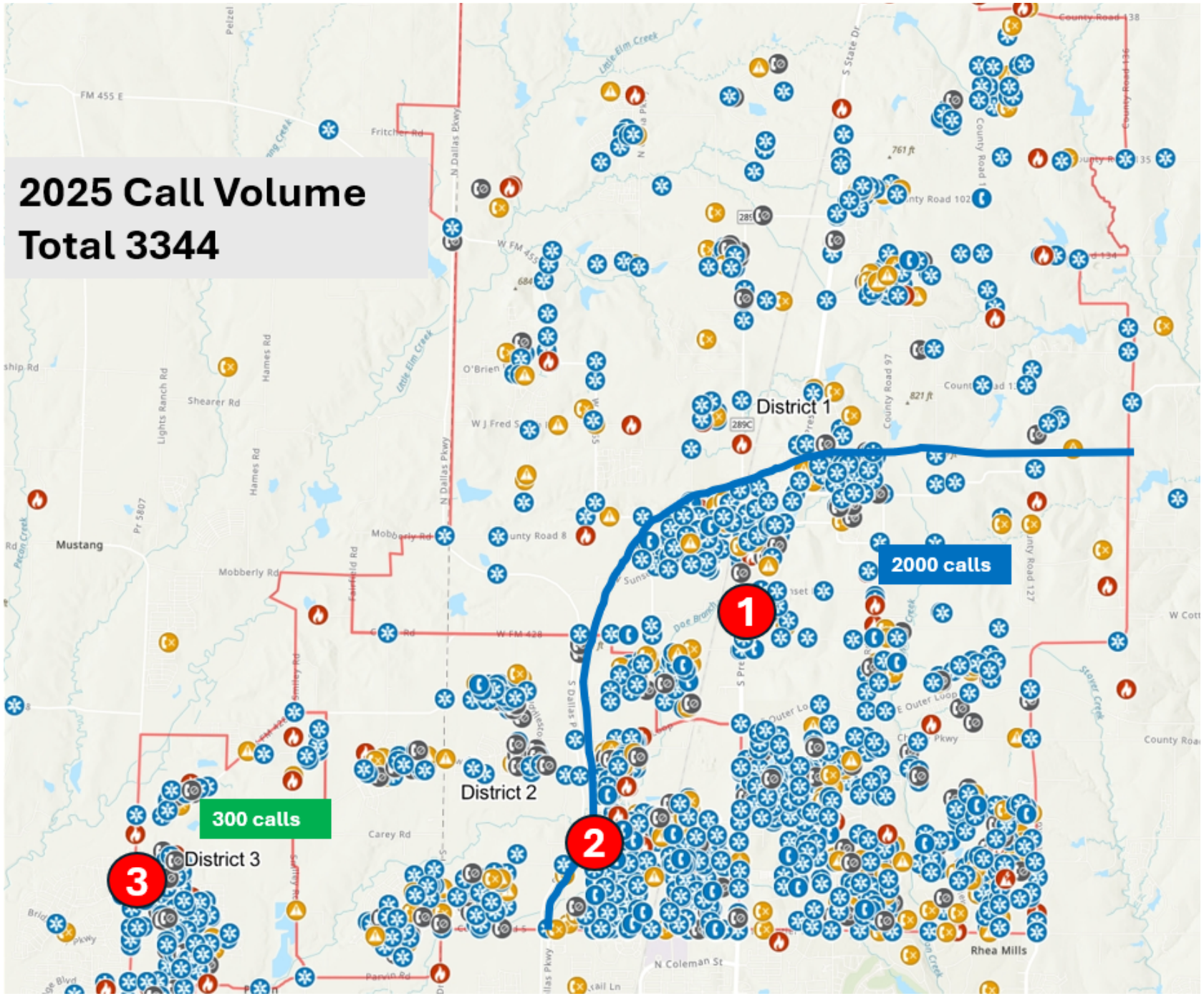
CFD Path to Premier

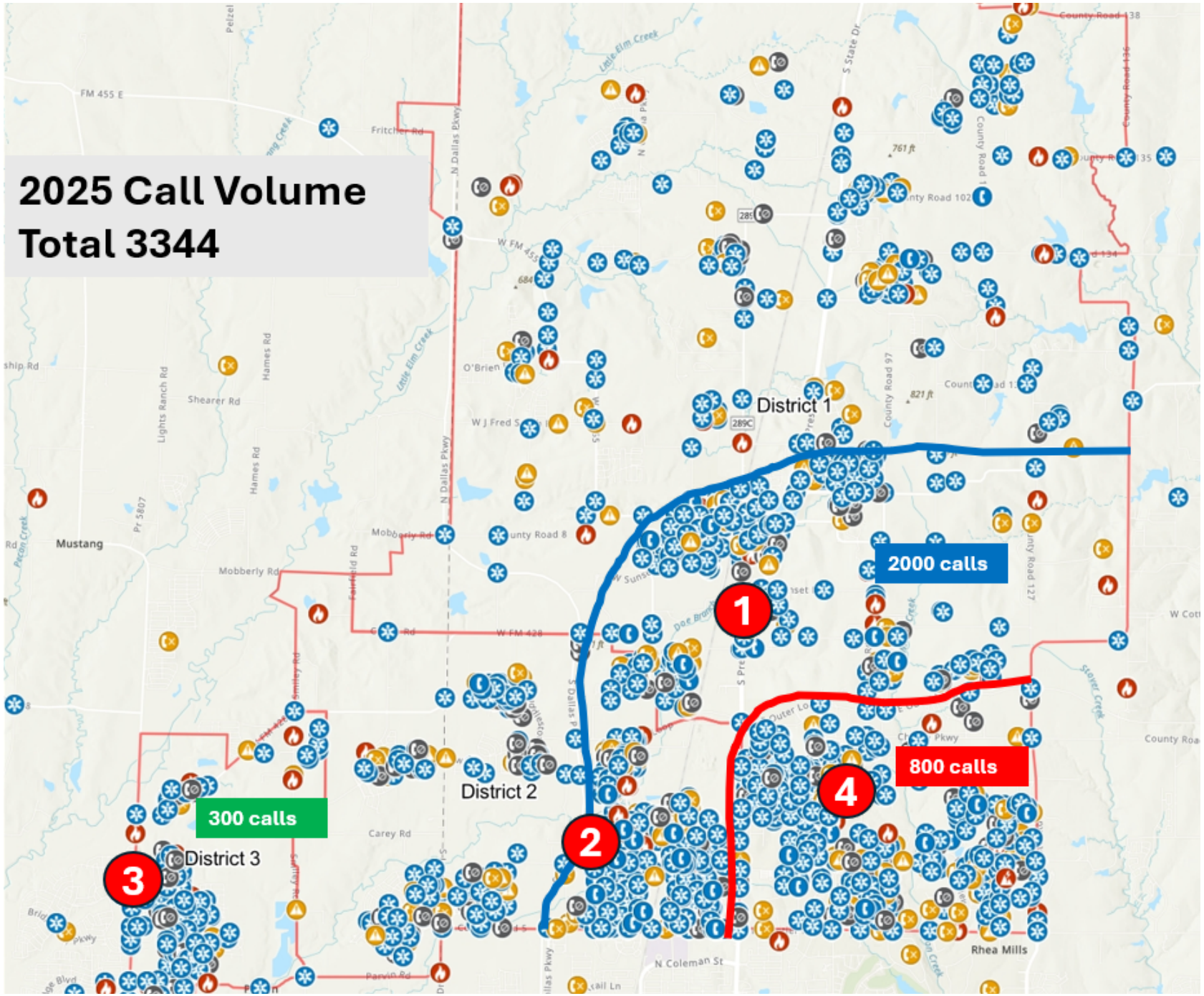
Budget

- Solution to reach goal
- Station 4 opening February 2027
- 6 Firefighters budgeted for FY26 (delay until FY27)
- Additional 3 Firefighters FY27 (total 9)

CFD Path to Premier

- Resource Utilization
- 4th medic unit not needed at this time
- Move Medic-3 to new fire station 4
- Engine-3 to cover current low call volume in District 3


2025 Call Volume
Total 3344
District 1
2000 calls
1
District 2
300 calls
2
District 3
3
Mustang
Rhea Mills
FM 455 E
Fritcher Rd
N Dallas Pkwy
Little Elm Creek
W FM 455
Shearer Rd
Lights Ranch Rd
Hames Rd
Mobberly Rd
W FM 428
Carey Rd
Parvin Rd
N Coleman St
S State Dr
County Road 102
County Road 97
County Road 127
County Road 138
County Road 135
E Outer Loop
Pkwy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Shearer Rd
Hames Rd
Lights Ranch Rd
Fritcher Rd
N Dallas Pkwy
Little Elm Creek
FM 455 E
W FM 428
County Road 97
County Road 127

CFD Path to Premier

- Elevate CFD among peer fire departments
- Improve recruitment and retention
- Set the standard for North Texas

Questions?

City Manager's Office
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
Date: June 9, 2026

Agenda Item:
Discussion regarding Downtown Square Design. (Brawner)

Background Information:
With the upcoming completion of the Downtown Center, staff is preparing to begin the design process for the Downtown Square redevelopment.

In 2018, the City Council received a conceptual plan for the redevelopment of the Downtown Square. This plan expanded the square from its existing one block limit to a fourteen (14) block targeted area—the conceptual plan created "Inner" and "Outer" loops. The Inner Loop is bounded by W Walnut Street (FM 455), N Colorado Boulevard, W Beech Street, and S. Ohio Street. The Outer Loop extended to N Arizona Street on the west side, W Maple Street on the north end, the BNSF railroad tracks on the east, and W Main Street on the south end. The Downtown Master Plan (DMP) was developed with input from community members and stakeholders and was adopted by the City Council in January 2019. The DMP incorporated the Downtown Conceptual Plan. The DMP identified several focus areas within the Inner Loop – Downtown Core, Downtown Square, Pecan Street, and Patio Plaza. The Downtown Core Vision outlined the goals of this general area. The Downtown Core Vision included both the Inner and Outer Loops. It described parking areas and layouts, design features that facilitated walkability, placemaking, and branding. It also described creating incremental block transitions, discussed creating view corridors, and established enhanced landscaping for this area. Staff utilized this description to develop specific design concepts for the Inner Loop and the Outer Loop.

The Inner Loop is considered the core of Celina's expanded Downtown Square. The roadways are being constructed utilizing pavers to preserve the heritage of the old Downtown Square. Each intersection has been designed with the "Celina Star" being integrated within the pavers. The historical one-way traffic flow will be maintained with the addition of back-end parking. Enhanced landscaping, including the addition of both canopy street trees and expanded

landscaping beds to provide seasonal color opportunities. Enhanced lighting will also be included in the Inner Loop design standards, which allows for greater pedestrian visibility and the ability to provide additional lighting for Christmas. Light poles are designed to allow for either hanging seasonal banners and/or additional potted plants.

The Outer Loop will be constructed with a concrete roadway cross-section that allows for two-way flow, parallel parking, and an enhanced intersection design utilizing pavers at the intersection. Lighting will be limited to intersections, but light poles will not have additional banner arms or plugs. Landscaping within the Outer Loop will include street trees but will not include the enhanced landscape beds that are included in the Inner Loop. N Colorado Boulevard, W Pecan Street, W Beech Street, and S Ohio Street were constructed utilizing these design parameters. As the roads continue to extend beyond the square, the same design parameters are being utilized. Outside the Outer Loop, concrete streets will be constructed with the standard 29' roadway design.

The DMP identifies Downtown Square as a key focus area. The Downtown Square is bounded by N Colorado Street on the west end, W Pecan Street on the north side, S Ohio Street on the east side, and W Walnut Street (FM 455) on the south end. The DMP identified nine (9) specific goals:

- Create an enhanced civic space to provide flexible space for the community to gather.
- Preserve this area as a community gathering space for festivals, special events, movies on the Square, a farmers market, or a family enjoying a picnic on Tuesday afternoon.
- Preserving the Veterans memorial somewhere within the square, but not necessarily in the same space.
- Creation of a pedestrian way/street to enhance walkability and create a seamless environment.
- Preservation of the existing pavilion.
- Creation of a splash pad feature that can become an architectural element and can serve as a multi-functional space.
- Creation of on-street parking adjacent to retail.
- Creation of mid-block pedestrian crossings at key access points to enhance connectivity across the blocks.
- Creation of a biergarten/dining patio on the southwest corner of the square to provide additional gathering opportunities.

The DMP also describes Pecan Street as a special focus area. The focused area extends on W Pecan Street from N Louisiana Drive (B 289) to N Ohio Street. The DMP describes Pecan Street as the gateway into the Downtown Core and focuses on the need to preserve this historical area. The DMP identified two (2) specific goals for this area.

- Creation of a pedestrian-focused street to restore the prominence of pedestrians on this block, with the ability to close the street for through traffic for special events to become an extension of the Downtown Square.
- Preservation of the existing building frontage by maintaining the covered sidewalks with renovated and/or enhanced covers in period-appropriate architecture.

The last focus area that will impact the Downtown Square redevelopment, which was identified by the DMP, was the Patio Plaza. This area is bounded by W Pecan Street on the south, N Colorado

Street on the west side, W Beech Street on the north, and N Ohio Street on the east. While this area is owned by private individuals, the City has established a working relationship with the property owners who are in support of the downtown vision. The DMP identified several goals for this area.

- Create a clear view corridor and connection between the Downtown Square and the future City Hall location that will encourage the extension of special events, festivals, and other events along the corridor.
- Design of buildings with double frontage that will face both the corridor and the adjacent roadway to connect the two spaces.
- Focus on the preservation of existing structures on the north side of the Downtown Square.
- Creation of an anchor on the north end of this corridor to provide a civic presence.

In 2019, the City Council authorized staff to begin property acquisition for the future, permanent City Hall to be located on the block bounded by W Beech Street, N Colorado Street, W Maple Street, and N Ohio Street. All property has been purchased. In 2024, an asphalt parking lot was created on this block to provide temporary parking. Temporary modulars were installed on this block to serve as an extension to the current City Hall and as an interim condition to the construction of the Downtown Center.

In 2023, the City Council authorized staff to begin property acquisition for the future parking garage to serve the permanent City Hall. The proposed parking garage will be located on the block bounded by W Maple Street on the south side, N Colorado Street on the west side, Aspen Street on the north end, and N Ohio Street on the west side. The City has acquired four (4) of the nine (9) necessary tracts. Because there is no timeline for the construction of this parking garage, staff have acquired properties as they have become available on the open market.

Staff have been working on multiple projects which have enhanced the Downtown Core and worked to implement the DMP. A series of roadway projects has been completed over the past four years.

- N Colorado from W Walnut Street (FM 455) to Aspen Street.
- W Beech Street from N Colorado Street to N Oklahoma Street.
- S Ohio Street from Beech Street south to the alley.
- W Pecan Street from east of S Colorado Street to N Arizona Street.
- Alley bounded by W Pecan Street on the south, S Ohio Street on the west, W Beech Street on the north, and N Louisiana Street (B 289) on the east.
- Alley bounded by S Ohio Street on the east, S Colorado Street on the west, W Walnut Street (FM 455) on the north, and W Main Street on the south.

A series of projects has also expanded the available parking for the Downtown Core to address the need for parking identified in the DMP.

- Asphalt parking lot bounded by W Pecan Street (FM 455) to the south, N Louisiana Street (B 289) to the west, W Beech Street to the north, and BNSF tracts to the east.
- Asphalt parking lot is bounded by W Beech Street to the south, N Louisiana Street (B 289) to the west, W Maple Street to the north, and BNSF tracts to the east.

- On street, rear-end parking on N Colorado from W Walnut to W Maple Street.
- On street, parallel parking on W Beech Street from N Colorado Street to N Oklahoma Street.
- Construction of the DTC parking garage.
- Construct gravel parking lots for the future parking garage lots.

The Downtown Square redevelopment will begin the implementation of the Downtown Core that was envisioned by the DMP. The project limits will extend to W Walnut Street (FM 455) on the south, N Colorado on the west, W Pecan Street on the north, and S Ohio Street on the east side. The project will include W Pecan Street between S Ohio Street and N Louisiana Street (B 289).

The Downtown Square design process will include a master planning exercise that will include the community, design professionals, property owners, and other stakeholders. Businesses located near the Downtown Square will receive extra consideration for communication and involvement. This project will interact all community boards, and staff intend to communicate with each board to gather input. Once the master plan exercise is complete, the designer will be contracted to develop plans, specifications, and estimates (PS&E) for the construction of the project.

The tentative project schedule is as follows:

- Summer 2026 – execute contract for master plan and design
- Fall 2026 – Spring 2027 – develop the Downtown Square Master Plan
- Summer 2027 – Spring 2028 – develop PS&E for Downtown Square reconstruction
- Spring 2029 – Project complete

Legal Review:
NA

Supporting Documents:
1. Staff Presentation
2. Downtown Celina Conceptual Plan 2018
3. Downtown Masterplan 2019
4. Inventory and Analysis 2021

Financial Consideration:
NA

Staff Recommendation:
Staff is providing this presentation to seek feedback and input from City Council regarding the scope of the design process for the Downtown Square renovation. Based on the City Council's feedback, staff will scope the project and conduct a request for proposal process to identify a design team for this project. Staff will return to City Council for approval of the design contract at a future meeting.

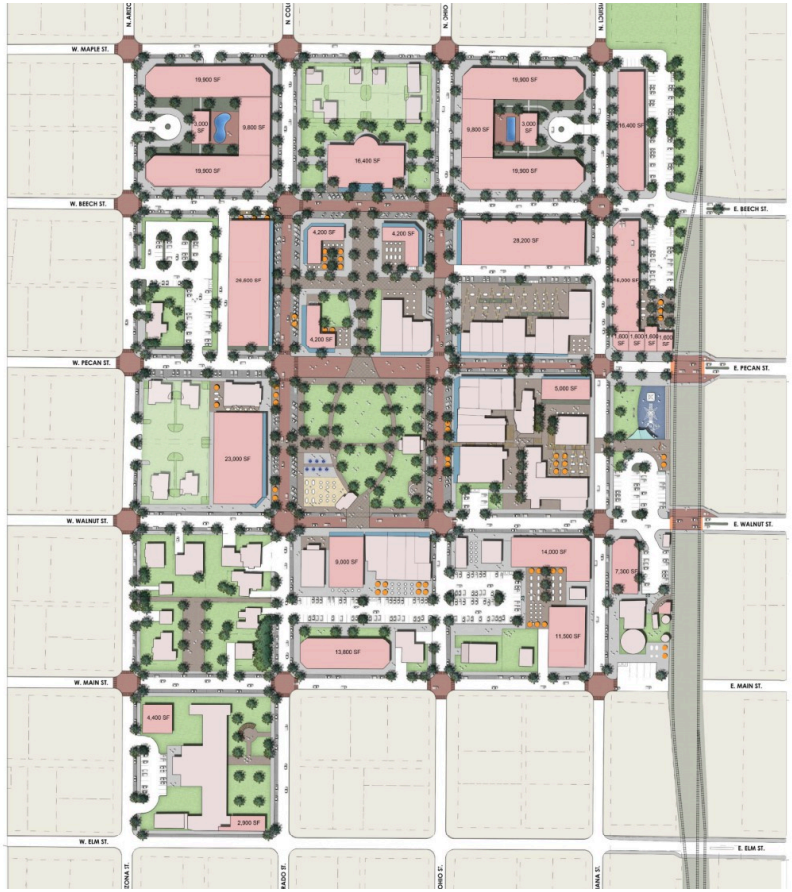
Downtown Square

Design Discussion

June 9, 2026

Kimberly Brawner, P.E., PTOE
Assistant City Manager

Background



- Conceptual Plan Developed 2018
- Inner Loop Parameters
  - Pavers
  - Preserve one-way streets
  - Back in parking
- Outer Loop Parameters
  - Pavers at intersections only
  - Two way traffic
  - Parallel on-street parking

Downtown Master Plan

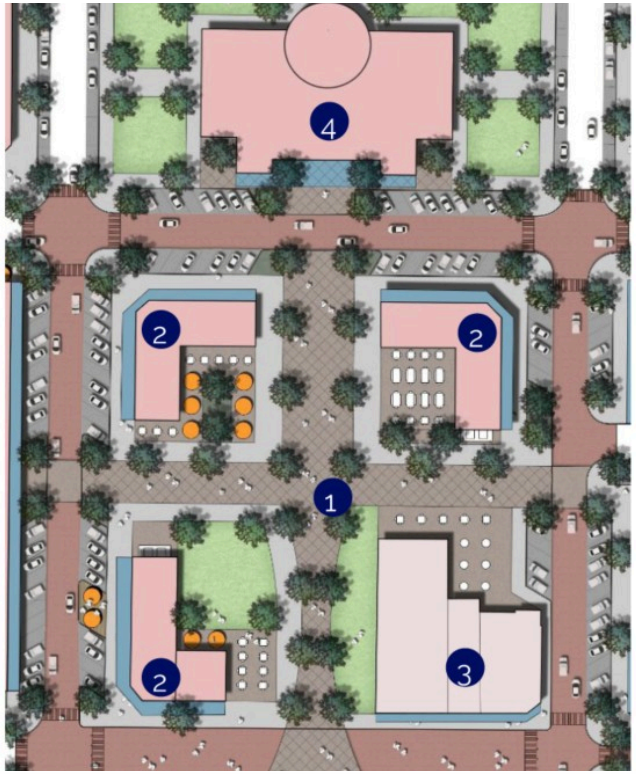
- ☆ Adopted by City Council 1/2019
- ☆ Created focus areas

Downtown Square Focus Area

Source: Downtown Master Plan p. 64

1. Enchanced civic space
2. Community gathering space
3. Memorial
4. Pedestrian way/street
5. Preserve existing pavillion
6. Splashpad feature
7. On Street parking
8. Midblock Crossings

Patio Plaza Focus Area



Source: Downtown Master Plan p. 70

1. View corridor and connection
2. Double frontage for retail
3. Preserve existing structures
4. Civic presence

Pecan Street Focus Area

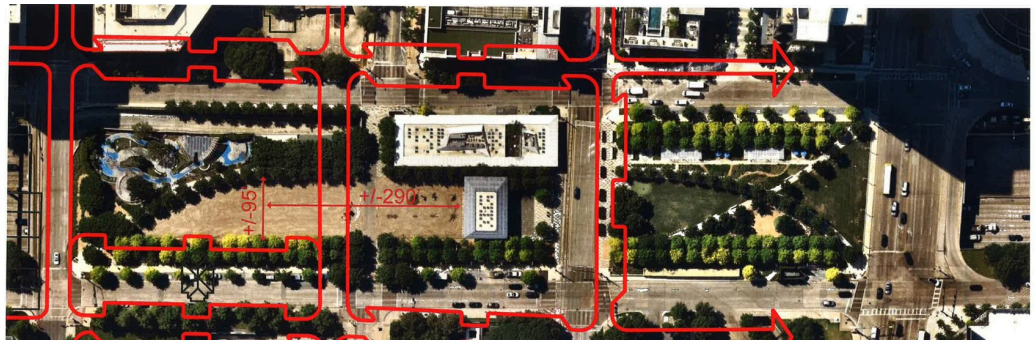
1. Pedestrian focused
2. Preserve and enhanced building frontage
3. Patio Spaces

Source: Downtown Master Plan p. 68

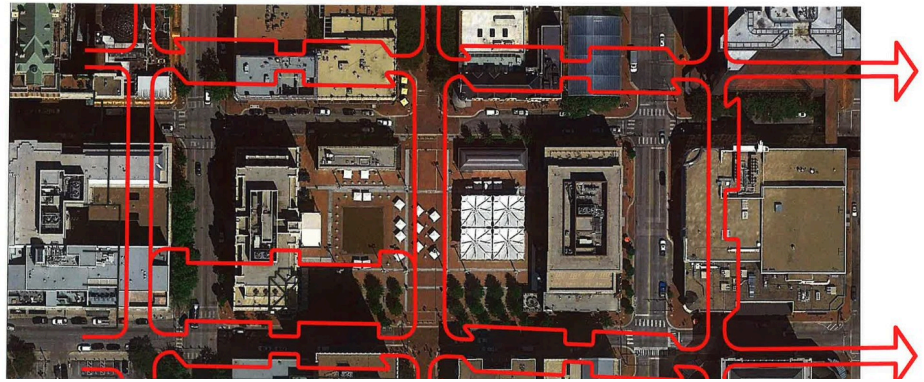
Future City Hall (Civic space) - 2019

- Land acquisition approved by City Council in January 2019
- All land purchased
- Approximately 200,000 square feet future building
- No timeline for construction

Inventory and Analysis 2021



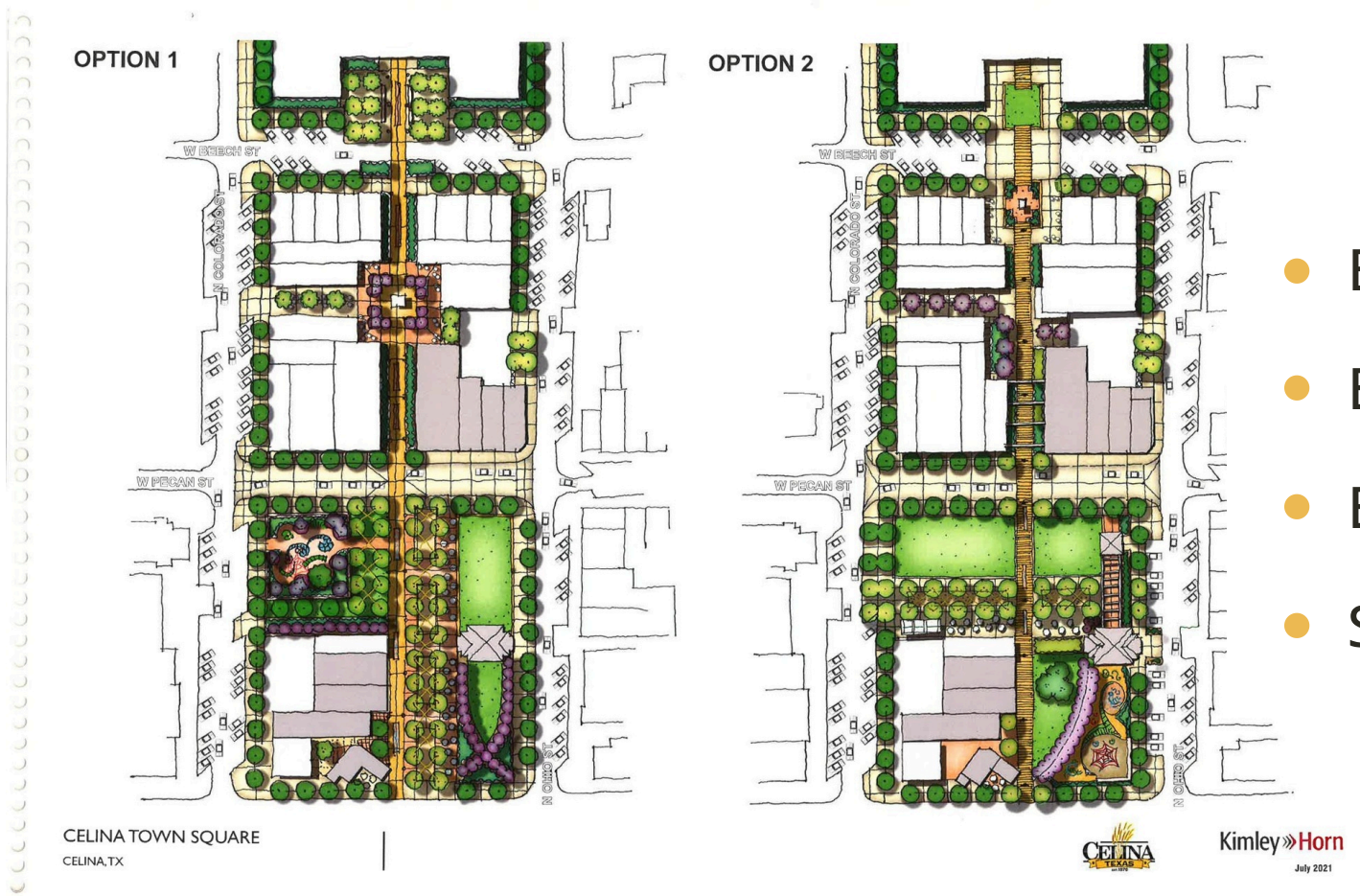
Kyle Warren Park - Dallas, TX



Sundance Square - Fort Worth, TX

- Considered Downtown Master Plan
- Completed site analysis
- Provided analysis of possibilities

Inventory and Analysis 2021



- Boardwalk
- Esplanade
- Event Lawn
- Shade structures

The Vision - Enhanced Square

The Vision - Event Lawn

The Vision - Esplanade

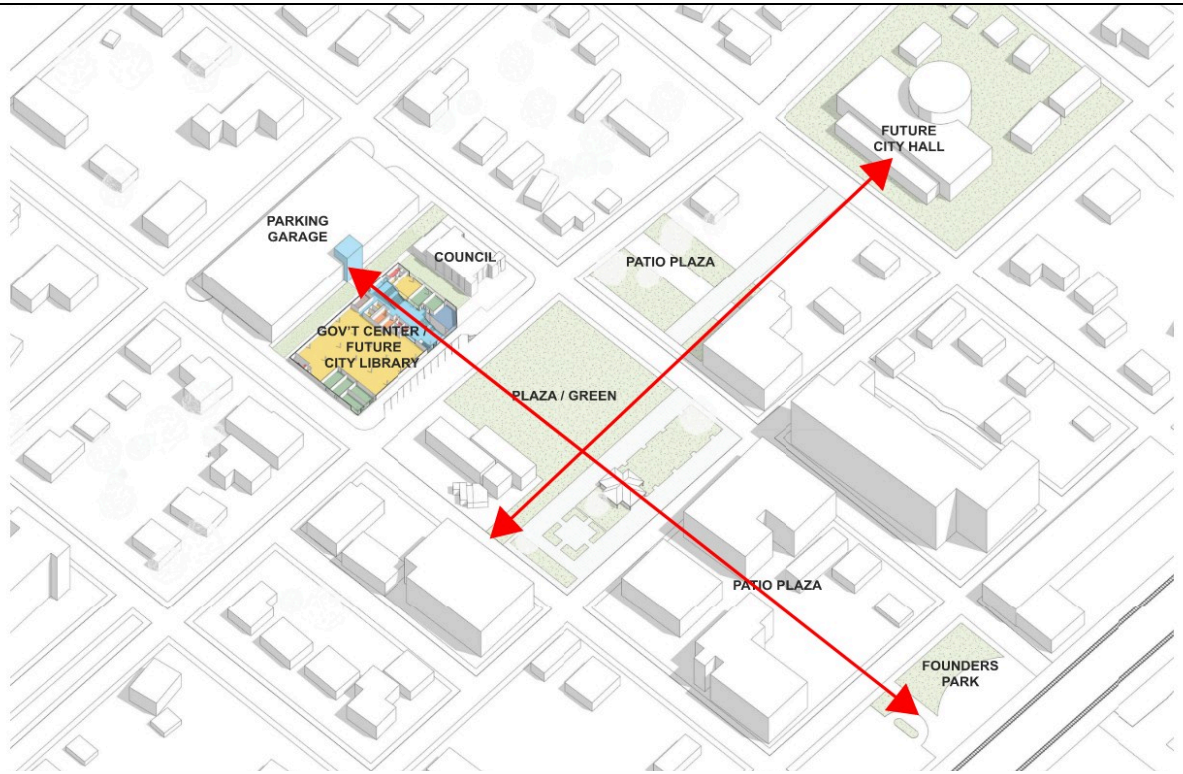
Future City Hall Parking Garage - 2023

- Land acquistion approved by City Council in September 2023
- Approximately 1/2 of necessary property acquired
- No timeline for property acquisition completion or construction
- Approximately 600 spaces

Background - Downtown Projects

- Roadway Construction
  - Colorado - Walnut to Aspen
  - Beech Street - Colorado to Louisiana
  - S Ohio - Beech to Alley
  - Pecan Street - Colorado to Arizona
  - Arizona - Walnut to Pecan
  - Walnut Street alley - Colorado to S Ohio) (behind EDC)
  - Pecan Street alley - Colorado to Louisiana (north of Papa G's)
- Added Parking
  - Sjared parking agreements with downtown property owners
  - Asphalt Parking Lot - E of Louisiana from Pecan to Malone
  - Asphalt parking lot - future city hall
  - On street parking added on Colorado, Beech, Pecan
  - DTC Parking Garage constructed
  - Gravel lots on future city hall parking garage will be converted to asphalt once lease on 404 N Ohio expires

Next Steps



Source: 2023 Programming Phase Summary Report [DTC]

- Advertise for design services
- Select design team
- Develop master plan with community input
- Prepare plans
- Construct

Project Limits

Design Characteristics

- Community gathering space
- Family-friendly
- Connected and walkable
- Outdoor living
- Entertainment

Design Schedule

- ☆ Summer 2026 - RFP for design team
- ☆ Fall 2026/Spring 2027 - Develop Downtown Square Master Plan
- ☆ Summer 2027/Spring 2028 - Develop Downtown Square design plans
- ☆ Summer 2028 - Start construction
- ☆ Spring 2029 - Finish construction

Questions?

N. ARIZONA ST.
N. COLORADO ST.
N. OHIO ST.
N. LOUISIANA ST.
W. MAPLE ST.
W. BEECH ST.
W. PECAN ST.
W. WALNUT ST.
W. MAIN ST.
W. ELM ST.
E. BEECH ST.
E. PECAN ST.
E. WALNUT ST.
E. MAIN ST.
E. ELM ST.
S. ARIZONA ST.
S. COLORADO ST.
S. OHIO ST.
S. LOUISIANA ST.
19,900 SF
3,000 SF
9,800 SF
19,900 SF
16,400 SF
19,900 SF
9,800 SF
3,000 SF
19,900 SF
16,400 SF
4,200 SF
4,200 SF
28,200 SF
26,600 SF
16,000 SF
4,200 SF
1,600 SF
1,600 SF
1,600 SF
1,600 SF
5,000 SF
23,000 SF
9,000 SF
14,000 SF
7,300 SF
11,500 SF
13,800 SF
4,400 SF
2,900 SF

IDEATION PLANNING

CELINA DOWNTOWN MASTER PLAN

Prepared for:

City of Celina

Prepared by:

Ideation Planning, LLC.
in partnership with
la terra studio, Axianomics,
& L.S. Congleton & Associates

January 2019

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INTRODUCTION

Take a walk on the Downtown Celina Square and you may hear Dolly Parton music streaming from the gazebo, see red pavers beneath your feet and ginger brick buildings in front of you, and you may hear someone driving a tractor, coming down the road behind you. You can take in the scenery of mature trees and see the railroad off in the distance, maybe the old water tower, while someone walks by you and says "good morning." An immediate sense of small town charm hits, and you suddenly feel at home and part of something special. Capturing this character, preserving it, creating more of it, and evolving the Downtown into a major destination is what this Plan aims to do.

Celina's Downtown Master Plan sets forth an exciting Vision for what Downtown can be in the future and details the roadmap to make it happen. This Plan is a collection of observations, ideas, and strategies built on multiple forms of community and stakeholder engagement. The community has expressed that there are significant needs to bring about big changes in Downtown, such as expanding the Square, fixing the parking shortage, providing a better setup for events and festivals, revitalizing vacant spaces, and bringing in new businesses and family fun. Celina is growing, and the community and its stakeholders want to ensure that Downtown can experience a metamorphosis that will keep its Texan heritage and Celina "roots" but evolve it into a sleek and charismatic hub of commerce, culture, and entertainment.

Celina Downtown Square Gazebo

INTRODUCTION

NOTE FROM THE MAYOR

Downtown Celina is a special place unlike any other—a destination, a collection of neighborhoods, and a showcase of Celina's roots. When I take a look at what we have, I feel so lucky to call Celina home, and I dream about what Downtown can look like in the future if we play our cards right.

This Plan is something that the Celina community told us was urgent, in a loud and clear voice, in the 2018 Community Survey. We are pleased that the Plan was done in less than a year after the survey results came in, and we couldn't be more proud of the Vision the community established during the planning process.

There are some big and bold ideas in the Plan, and we are excited to get to work bringing this Vision to life in the fastest and most effective way possible. We are going to take swift and coordinated action to make these concepts a reality. I want to let everyone know how much we truly value the community's participation in this planning process. This is the community's Plan, built by your ideas and feedback. Let's go make this happen!

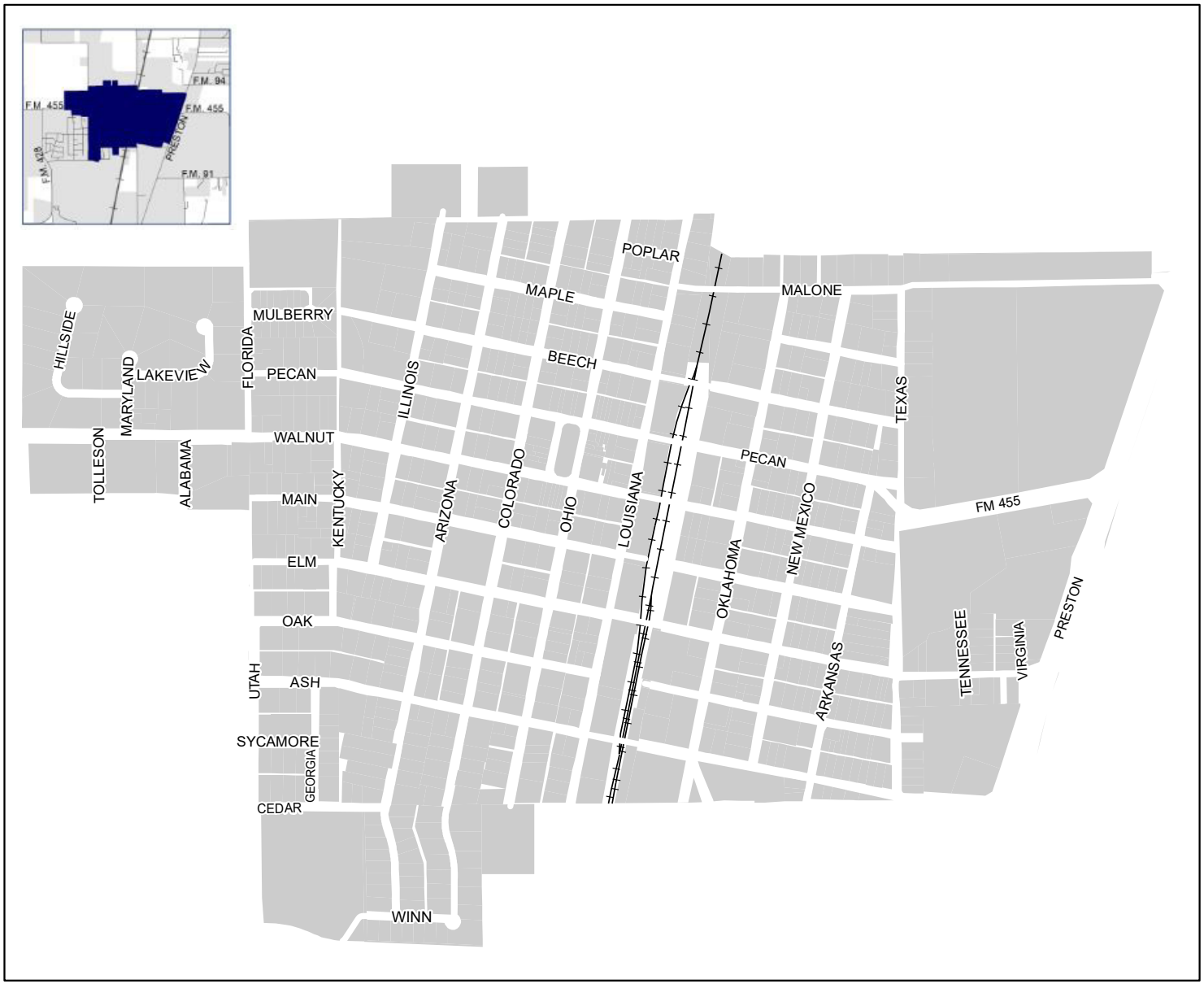
Sincerely,

Celina City Council

Mayor Sean Terry

INTRODUCTION
STUDY AREA

STUDY AREA MAP



INTRODUCTION
STUDY AREA CONT...

About 33 miles northeast of Dallas-Fort Worth (DFW) International Airport and 38 miles north of Dallas lies the City of Celina. The City's largest asset, the Downtown Square, is about 7.5 miles north of Frisco, US-380, and the current ending point of the Dallas North Tollway (DNT). When extended northward, the DNT will travel through Celina, just west of Downtown.

Downtown Celina is semi-rural with significant amounts of land undeveloped, and it is bisected north-south by the BNSF Railway, parallel to Louisiana Drive. The Downtown boundary was determined mainly by the location of the Original Donation of the city and the developed portion that surrounds it. Preston Road is its eastern boundary and offers amazing gateway opportunities to bring people west into Downtown. The Study Area also has other regional connectors, to be detailed in the Mobility Framework section, that will continue bringing people to and from Downtown as the city experiences explosive growth.

Downtown Celina is an attractive early 20th Century commercial hub. There are nearly three dozen structures on or adjacent to the Square, which is defined by Pecan Street, Ohio Drive, Walnut Street, and Ohio Street. The buildings include a mix of original and replacement structures— mostly one-story. Façade conditions vary, and less than half of the remaining structures are original. Many of the older buildings can serve as architectural templates for new, appropriately-scaled developments.

The center of the Square includes a small park with a large open-air pavilion. Access to the site is convenient for the nearby neighborhoods, but many streets lack sidewalks. Parking is adequate for the current business mix but may need to be enhanced if the Downtown begins to serve a larger market.

The topography in Downtown is very favorable with significant mature trees, Doe Branch Creek, and other beautiful and scenic assets. The character east of Louisiana Drive is markedly different than west of Louisiana Drive, which contributes to the Character Framework to be detailed further in The Vision Chapter.

Celina Downtown Square Festival

PLAN FOUNDATION 2

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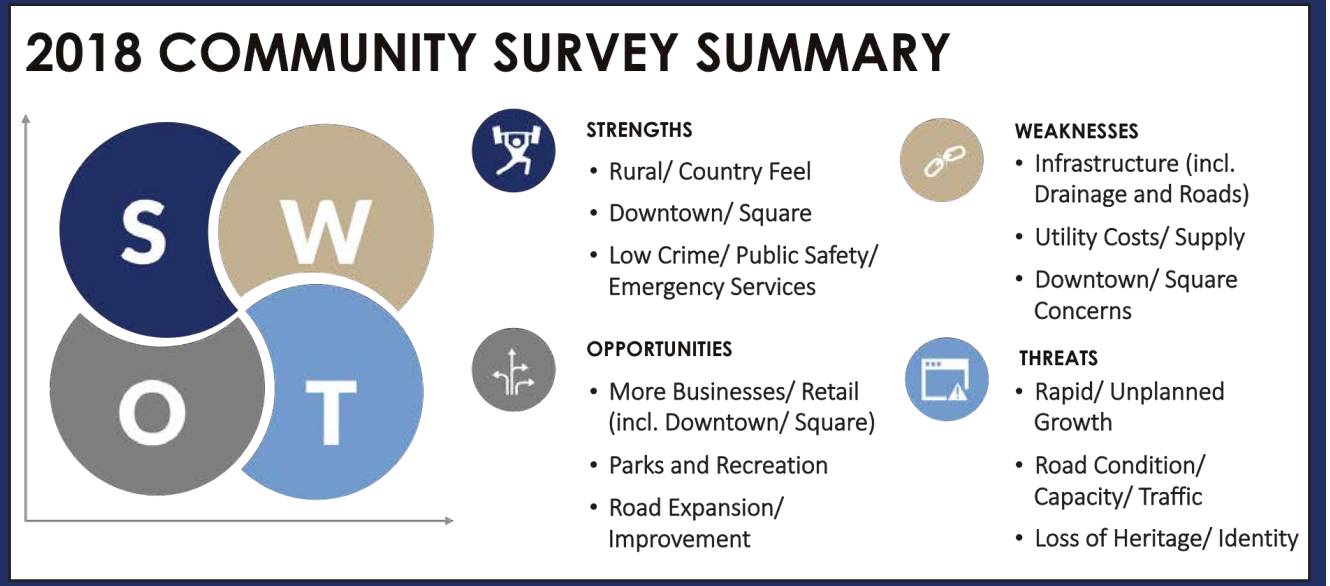
PLAN FOUNDATION

This Chapter contains background information relating to some of the planning and community engagement efforts that led to the creation of the Downtown Master Plan and which set the foundation for the Plan's bold ideas. The intent of this Chapter is to illustrate the great depth of feedback that was gathered, discussed, and analyzed to create the Plan's Strategies and Vision.

Engagement Day on the Square: Yard Games

PLAN FOUNDATION

PRIOR PLANNING & FEEDBACK



2018 Community Survey Summary

2013 COMPREHENSIVE PLAN:

The City's Comprehensive Plan, adopted in 2013, received significant feedback regarding Downtown's importance to the community. It includes a key policy to "Support the Downtown Core and ensure it is an economic focus of the community." It stipulates multiple strategies to achieve the policy and also further details a broad and limited vision for marketing, incentives, compatible infill development, economic development, and "vertical mixed-use redevelopment of structures including ground floor commercial and/or retail with upstairs residential."

2018 COMMUNITY SURVEY:

In an effort to ensure that Celina's upcoming planning projects were informed with community input, the City launched an online survey in January of 2018. Gathering high quality feedback from over 700 people, the Survey resulted in almost 6,000 unique comments. This rate of response was high compared to typical city surveys. The City was pleased with the community's willingness to participate in the 10-minute analysis of Celina about the respondent's experience living in and visiting the city. The Survey was publicized through social media, press releases, and other media outlets to attempt a far reach to all sections and people of the city, and it solicited feedback on basic demographic information, levels of satisfaction, SWOT (strengths, weaknesses, opportunities, threats/challenges), and open-ended feedback.

A significant theme of the Survey responses noted the importance of Downtown and the Square. Specifically, the community shared concerns, ideas, and desires for Downtown relating to economic development, historic preservation, aesthetics, vacant spaces, events, and the Square's open area (or lack thereof).

PLAN FOUNDATION
PRIOR PLANNING & FEEDBACK CONT...

2018-2020 CITY OF CELINA STRATEGIC PLAN:

After gathering the feedback from the 2018 Community Survey, the City Council held a strategic planning workshop in April of 2018. From that workshop, City Council created a strong Vision for Celina's future which included, but was not limited to, 10 major goals that they wanted to accomplish over the next two years (through 2020). One of those 10 major goals was "To preserve, enhance, revitalize, and grow Downtown." The Strategic Plan states:

"Downtown is a focal point in Celina, and it is one of our biggest strengths and opportunities as identified in the 2018 Community Survey. It represents the heart of our community, and we recognize its importance to our Quality of Life and economic development. In order to preserve its character, enhance its position in the market and its destination potential, revitalize its vacant spaces, and create new opportunities for growth in our core, we intend to aggressively push on the planning and improvement of Downtown."

The "Sample Anticipated Project" under this goal was to create and publish a Downtown Master Plan in the same year (2018).

Celina Library

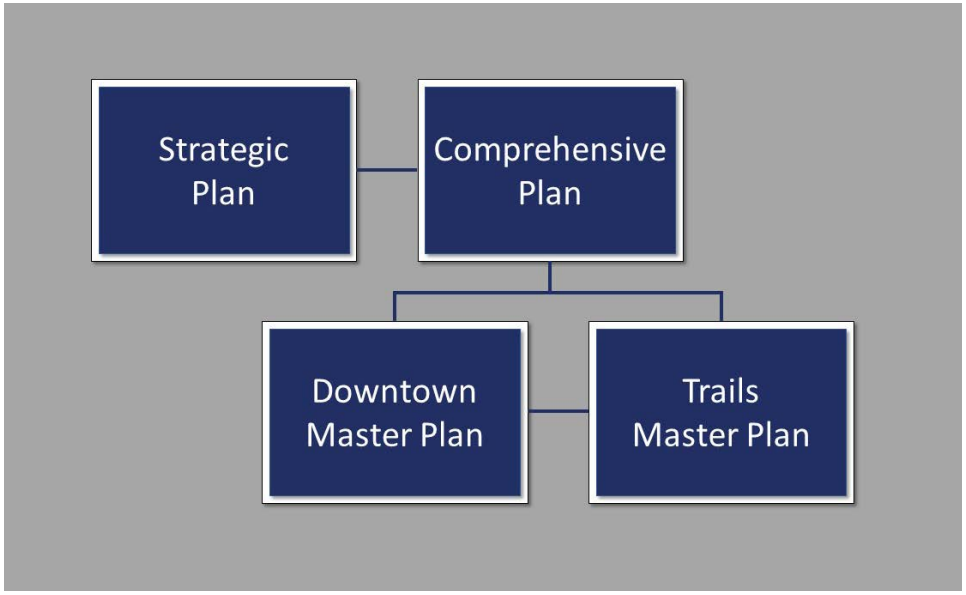
Entrance Signage

Main Street Residence

PLAN FOUNDATION

CURRENT PLANS HIERARCHY & RELEVANCE

When a city adopts multiple plans, sometimes it can get confusing what the roles are for the different plans and how they all fit together. All the plans are connected, but there are different levels of plans which affect their roles in policymaking.



Current Plans Hierarchy

With a Trails Master Plan underway at the same time as the Downtown Master Plan, any existing or potential trail alignments or policies will take direction from the policies and concepts set forth in the Downtown Master Plan and the Comprehensive Plan. The Downtown Master Plan and the Trails Master Plan both get their authority through the Comprehensive Plan, however. The Comprehensive Plan sets citywide policies and actions, then special area plans and topic-oriented plans, such as the Downtown Master Plan and Trails Master Plan, take those policies and actions to more detailed levels for successful implementation.

The Downtown Master Plan is a product of a citywide Vision established through the City's Strategic Plan and Comprehensive Plan.

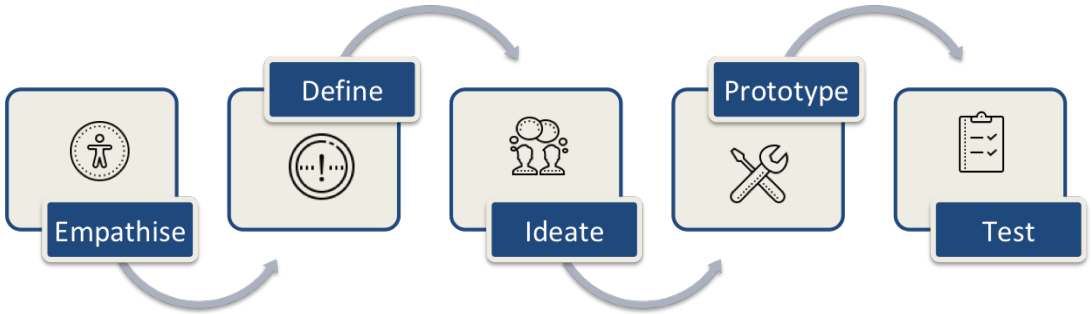
The Vision and Strategies set forth in the Downtown Master Plan should guide all future improvements and programming in Downtown. When a new Capital Improvements Plan is developed, the Strategies contained in this Plan should be incorporated into the prioritization accordingly.

Pecan Street Mural

PLAN FOUNDATION
PLAN APPROACH

The planning process was infused with an approach, which involved Celina residents and stakeholders at the center of creating the Plan's design concepts and strategies, instead of on the sidelines. At the beginning of the planning process, the Planning Team identified Celina community members, especially Downtown residents and business owners, as important to plug in. Key property owners and developers who could be integral to Downtown's success were also preliminarily identified as stakeholders in the Downtown Master Plan.

The planning team employed a formal process to empathize with these core groups, and also with the community at large, defined problems and opportunities for the Downtown with them, brainstormed ideas, created simple and streamlined solutions, and then tested those solutions to ensure they truly meet the community's objectives and Vision. The design thinking process can be summarized as follows:

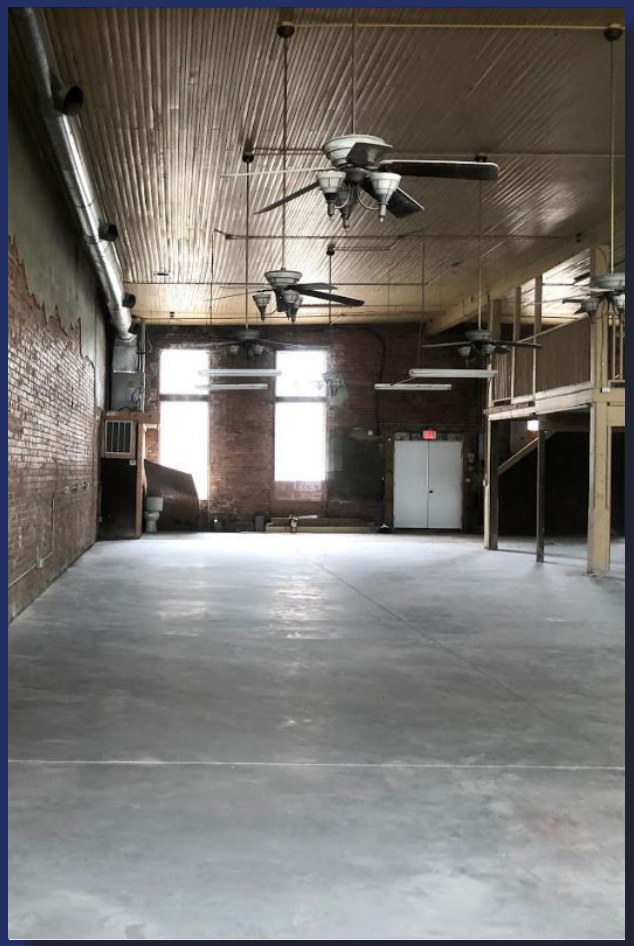


Engagement Day Housing Station

PLAN FOUNDATION

STAKEHOLDER INTERVIEWS

Once the planning effort for Downtown was underway, a list of key stakeholders was drafted, and those individuals were approached to discuss Downtown and their opinions of its future. Many stories and ideas were gathered, and the general theme resulting from the interviews was that it was very important to be assertive and proactive with the economic development efforts in Downtown but to always keep Celina's heritage and small town charm at the forefront. Major property owners and potential developers Downtown were consulted in the making of the Plan, especially the Downtown Core Illustrative Vision.



Vacant Downtown Property

The major goal of the Stakeholder Interviews was to make a realistic Vision, one that could actually become a reality. From the developer side of the Stakeholder Interviews, in addition to economic data that was gathered during the planning process, it became apparent that abundant commercial activity would not come to Downtown Celina until thousands of more dwelling units were constructed within a five-minute drive of Downtown. Through traditional single family, townhomes, owner-occupied condos, etcetera, the market needs residents living in close proximity to Downtown to make it ripest for commercial and entertainment uses. The focus must be on aggressive residential use construction in and near Downtown within the next five years to get critical economic development momentum in Downtown's favor. Economic factors will be detailed further in upcoming chapters.

Residential Development

PLAN FOUNDATION

STAKEHOLDER WORKSHOP

On June 7, 2018, a group of approximately 17 community members met with several City Staff and consultant team members to discuss initial priorities and direction for the Downtown Master Plan. Not the only opportunity for engagement and collaboration on the Downtown Master Plan, the Workshop set the stage for the upcoming Engagement Day on the Square on June 22, 2018 and the planning process moving forward.

Participants engaged in a lively discussion and an exchange of ideas around three main exercises: Map Talk, Desired Community Gathering Amenities, and Desired Community Gathering Style. The notes on the next page reflect writings on maps, sticky notes, flipcharts, and verbal discussion at the Workshop.

Stakeholder Workshop

Stakeholder Workshop Mapping Exercise

PLAN FOUNDATION
STAKEHOLDER WORKSHOP CONT...

ASSETS

- Existing residents
- Historic Downtown
- Founder's Park & trees
- Town Square and gazebo
- High school stadium

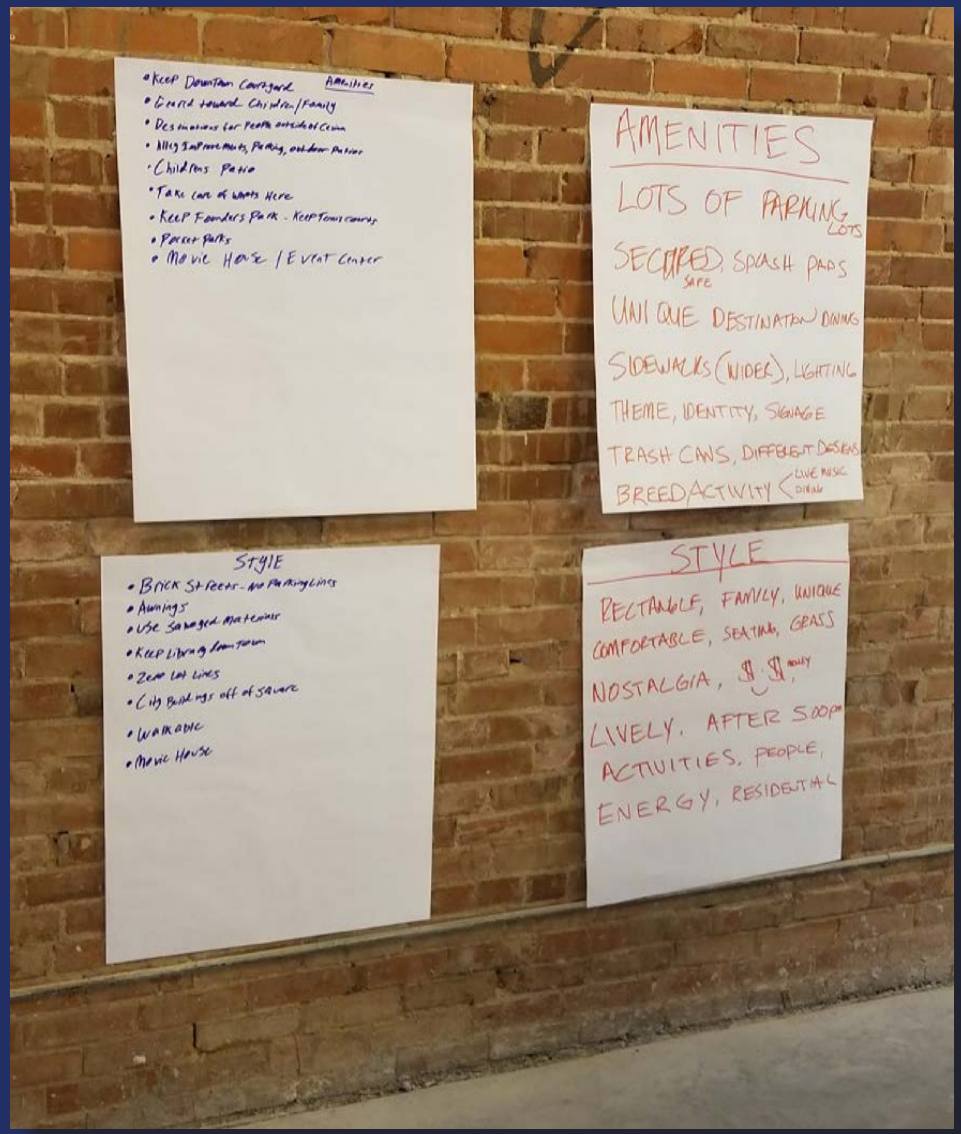
OPPORTUNITIES & SOLUTIONS

- Develop commercial opportunities along transit routes, railroad, and Downtown
- Convert old homes into businesses
- Build higher density housing Downtown
- Invest in new housing stock while preserving existing homes
- Improve walkability and connectivity though multi-modal transit
- Anchor town identity in small town feel

CHALLENGES

- Parking
- Patchwork repairs
- Visibility at intersections
- Protecting long-term Downtown residents
- Maintaining affordable housing
- Lack of sidewalks (weak connectivity)

PLAN FOUNDATION
STAKEHOLDER WORKSHOP CONT...



Stakeholder Workshop Visioning Exercise

DESIRED COMMUNITY GATHERING AMENITIES

- Downtown Square
- Green spaces (pocket parks, community garden, hiking trails)
- Alley improvements
- Wider sidewalks and more lighting
- Community identity (signage and public art)
- Family-friendly facilities and programming
- Diverse dining options

DESIRED COMMUNITY GATHERING STYLE

- Family-friendly
- Rustic, green, and bucolic
- Downtown Core
- Connected and walkable
- Lively entertainment
- Inviting community seating

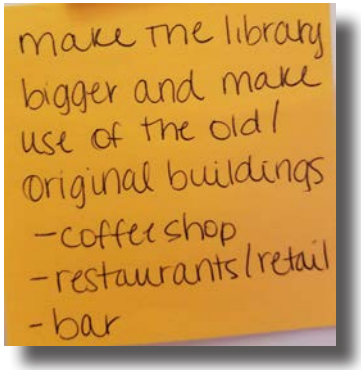
PLAN FOUNDATION

ENGAGEMENT DAY ON THE SQUARE

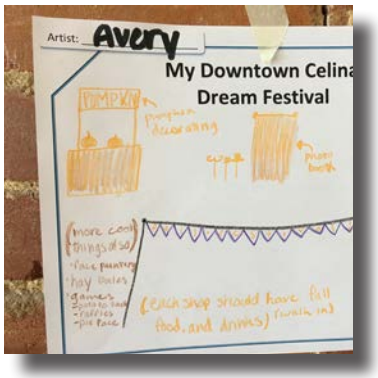
On June 22, 2018, the Celina community was invited to Engagement Day on the Square to participate in activities and give input on the future of Downtown. The event is part of the larger Downtown Master Plan effort, and it provided those who attended the opportunity to engage with the Planning Team working on the project. The event included a block party on West Pecan between the Square and Louisiana Drive, which showed the possibilities of the area.

Throughout the day, approximately 75 community members participated in the collaboration and activities. The Design Studio was inside 229 West Pecan, a vacant building, where several stations provided opportunities to weigh-in on the Vision for Downtown and generate ideas for the Downtown Master Plan.

Stations included voting on a style for possible aesthetics Downtown, discussing housing preservation and new housing types, giving feedback on ideas for how to maintain and enhance Celina's "rural/country feel" Downtown, design elements within the Downtown area, and a station for kids to envision their Downtown Dream Park and Downtown Dream Festival.



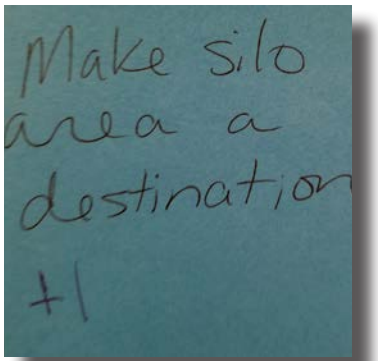
Big, Bold Idea Visioning



Kids' Design Station

Housing Station

Design Station



Big, Bold Idea Visioning

Chalk Artwork

Temporary Splashpad

BLOCK PARTY:

In addition to collaboration opportunities in the Design Studio, multiple activities and representations of possible upgrades to Downtown were temporarily installed outside, including food trucks, vendor booths, live music, a splashpad, and other family-friendly activities.

Three small green spaces, including one with shade, were constructed with brightly colored seating tables with misting fans and were decorated with hanging plants and bistro lights.

PLAN FOUNDATION
ENGAGEMENT DAY ON THE SQUARE CONT...

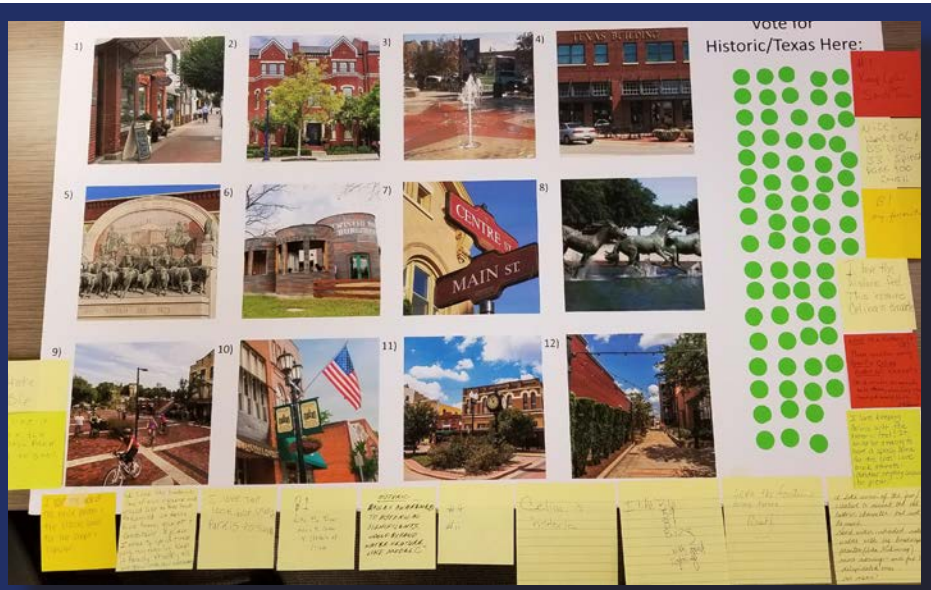
VISUAL PREFERENCE: DOWNTOWN STYLE STATION

Approximately 56 people voted between the three provided categories: Colorful/Creative, Historic/Texas, and Modern. Everyone was given two dots and voted for their favorite two, or voted for their favorite twice, but left at least one style without a vote. Many expressed their deep passion for their favorite by voting for the same preference twice, with the Historic/Texas style receiving the most votes by a landslide. Notes were also left below the stations to further explain the reasoning for the likes and dislikes of each. Historic/Texas can be described as the following:

Celina Mural

HISTORIC/TEXAS:

- The characteristics of the style can be described as brick or stone, earth-tone/muted colors, rustic, authentic, building articulation, and Texas/western imagery.
- The pros of the Historic/Texas style noted were as follows:
  - Brick pavers
  - Shop aesthetics
  - The historic feel: there was a large response in favor of the historic feel
  - Outdoor seating
  - Splashpad
  - Restaurant utilizing silos
  - Closure of streets/pedestrian friendly
  - Strings of patio/bistro lights
  - Horses public art/fountain
  - Clock and landscaping against building facade



Engagement Day, Historic/Texas Inspiration Board

PLAN FOUNDATION
ENGAGEMENT DAY ON THE SQUARE CONT...

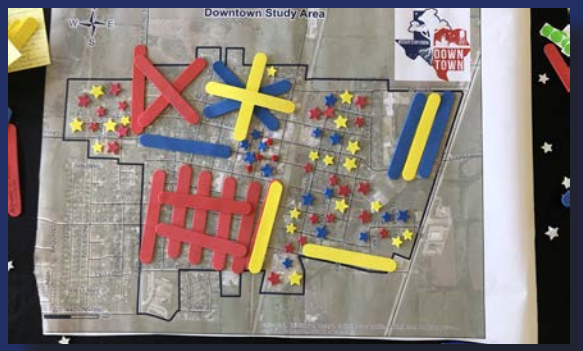
DOWNTOWN HOUSING TYPES:

The housing types station provided three examples of housing types: in red was single family detached (i.e. standard houses), in yellow were townhomes and patio homes, and in blue was multi-family (i.e. apartments) and multi-story mixed-use residential.

The goal was to facilitate thinking about where community members prefer each housing type within the City. Staff worked one-on-one and in small groups with participants to create customized maps and build consensus on where each housing type is appropriate.

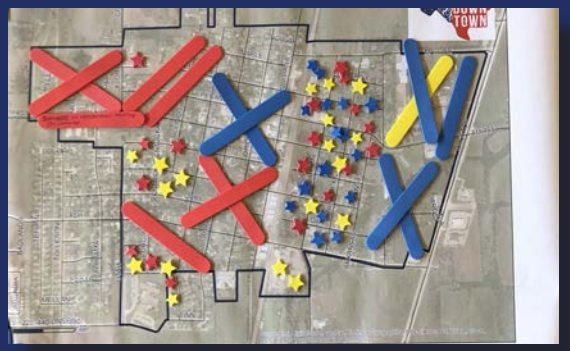
A common trend among the different groups was the identification of two distinct character zones (west and east), bisected by the north-south railroad tracks parallel to Louisiana Drive. Also, many participants favored maintaining high quality single family detached housing south/southwest of the Square, while preferring higher density housing generally to the east of Louisiana Drive.

HOUSING TYPES	
Red - Single Family Detached (i.e. standard houses)	
Yellow - Townhomes and Patio Homes	
Blue - Multi-family (i.e. apartments) and Multi-story mixed-use residential	



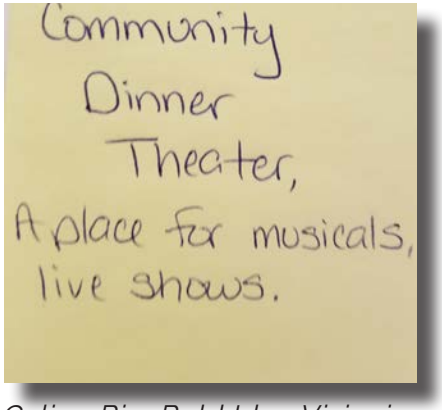
Engagement Day Map Sample

Engagement Day Map Sample

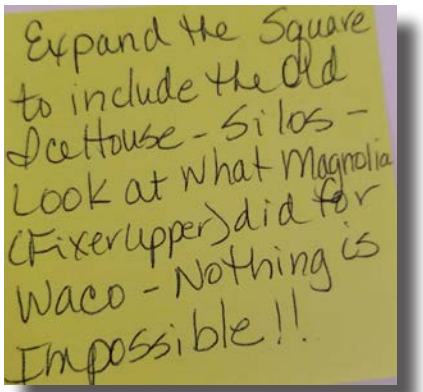


Engagement Day Map Sample

PLAN FOUNDATION
ENGAGEMENT DAY ON THE SQUARE CONT...



Celina Big, Bold Idea Visioning



Celina Big, Bold Idea Visioning

Celina Big, Bold Idea Visioning

ONE BIG, BOLD IDEA FOR DOWNTOWN CELINA:

Participants were asked to write one big, bold idea for Downtown Celina, and common trends were identified. Consistent with the other engagement stations, the desire for a splashpad was apparent. The concept of making Celina a destination was also repeated. Some of the other big, bold ideas included:

- Destination for families and friends to meet, eat, shop, and connect with the community
- Community dinner theater
- Amphitheater for plays/musicals
- Modernize the stadium, ice house, and silos as entertainment destinations
- Make the inner Square all green space, expand the Square
- Expand children's play area to include splashpad, children's STEM center, and more boutiques
- Spend money on store fronts, sidewalks, and parking

Engagement Day on the Square Presentation

PLAN FOUNDATION
ENGAGEMENT DAY ON THE SQUARE CONT...

RURAL/COUNTRY FEEL:

In Celina's 2018 Community Survey, "Rural/Country Feel" was identified as Celina's biggest strength. Participants were asked what features in Downtown Celina should be kept or added to preserve and enhance its "Rural/Country Feel." Some of the responses are as follows:

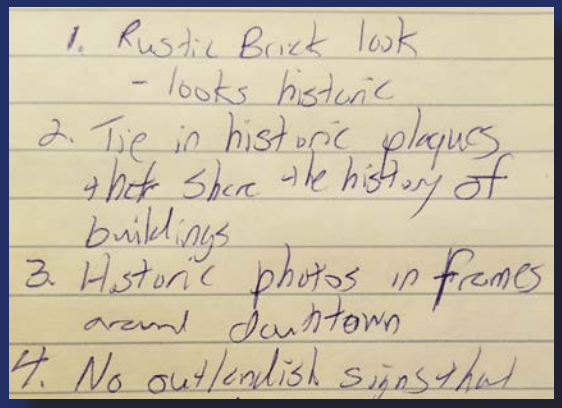
"Rustic brick looks historic. / Tie in historic plaques that share the history of the buildings. / Historic photos in frames around Downtown. / No outlandish signs that could distract from the feel."

"Please don't jeopardize the space and availability we have to gather as a community on the Square. I love all the activity we have on the Square."

"I love the brick pavers and the gazebo is a beautiful space. / I love that there is music playing on the Square. / I love all of the silos & water towers. / I love the brick buildings and the shops/restaurants with an outdoor eating area."

"The rural/country feel is part of who we are in Celina. The water tower, the railroad sign that says 'Celina' these are part of that feel. Keep the character of the old buildings while updating them for new businesses. As the Square expands, don't tear down the old ice house & silos, but renovate them on the inside while preserving the look."

Downtown Square



Engagement Day, Post-it Visioning

Celina, Silos

PLAN FOUNDATION
ENGAGEMENT DAY ON THE SQUARE CONT...

Design Station

Design Concept

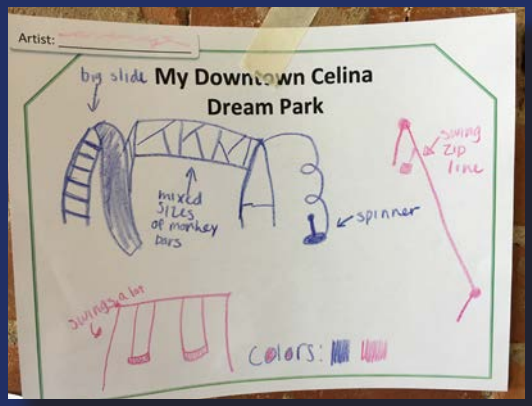
DESIGN STATION:

Throughout the day, participants met with Brad Moulton of LaTerra Studio to discuss and design aesthetics of Downtown. Meeting with each participant either individually or in small groups, different ideas and concepts were discussed and sketched. A wall of examples was provided for extra ideas, and together both parties worked with a large map of the area and incorporated the given ideas, identifying major corridors and areas of interest as well.

KIDS' DESIGN STUDIO:

At the Kids' Design Studio station, children were able to color pages and design their Downtown Celina Dream Park and Downtown Celina Dream Festival. Numerous kids participated and expressed the desire for a splashpad and more activities and options, including park equipment, face painting, seasonal festivals (ex. fall festival), and games. Including the children in the engagement allowed staff to personally understand what children are interested in and how to make Celina more family-friendly.

Kids' Design Studio



Dream Park Artwork

COMMUNITY CONTEXT 3

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Market & Economic Factors 35
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Downtown Demographics 39

COMMUNITY CONTEXT

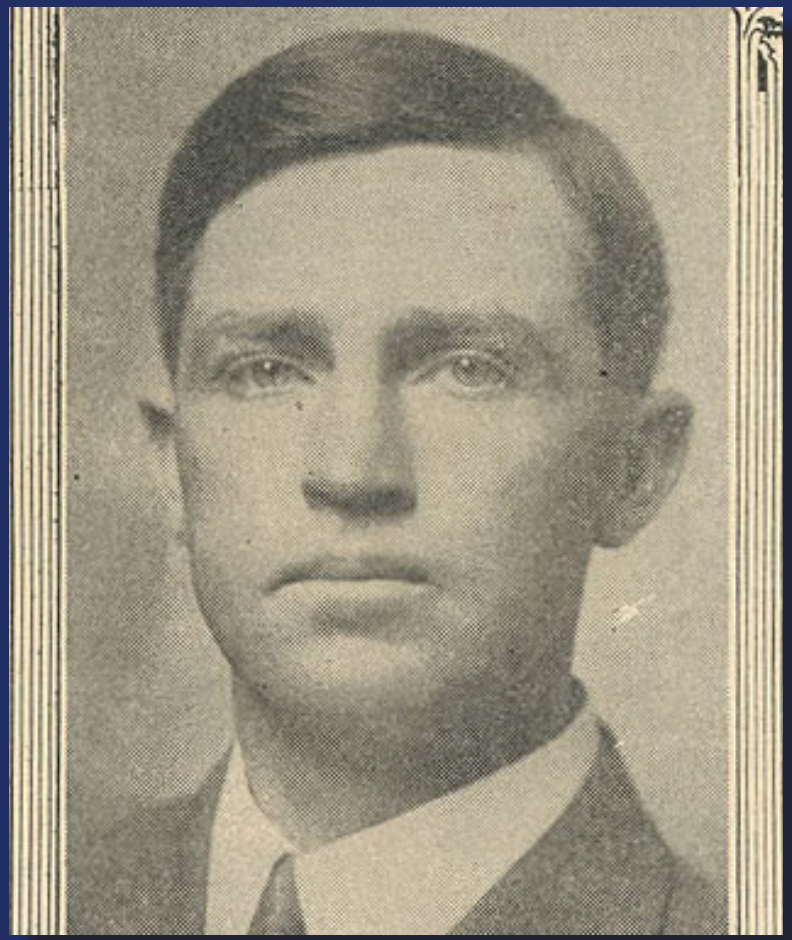
Thoroughly reviewing the existing conditions of a study area, including the history, should be the first step of a high quality planning effort. The Planning Team gathered and analyzed a large set of data and facts about Downtown Celina to truly understand where the planning for Downtown Celina's future was beginning.

Heritage Line, Looking North at Ash

COMMUNITY CONTEXT

BRIEF HISTORY OF DOWNTOWN

Celina has a history grounded in agriculture, centered on what is now the BNSF Railway, which runs north-south generally through the middle of Downtown. Most information extracted from "Historic and Architectural Resources of Celina: A Historic Context Statement."



J. Fred Smith

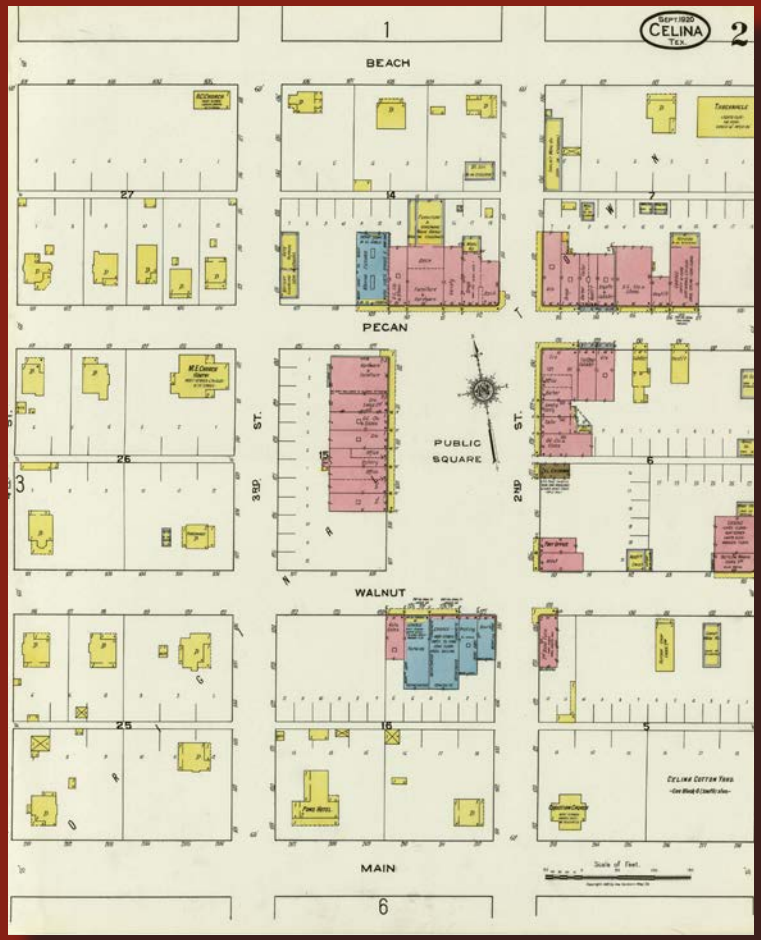
The City of Celina was founded in 1879 by a group of pioneers from Celina, Tennessee, about one mile south of its current location. Like many areas at the time, the city relied heavily on the railroad industry. After news that a railroad line was being developed through the area, Celina saw that its distance from the line would be detrimental to its success and relocated northward in 1902 for land adjacent to the newly-laid St. Louis and San Francisco ("Frisco") Railway. Celina would be incorporated in 1907 shortly thereafter.

Wheat has always played a major role in Celina's economic development, one of the most successful mills being the Celina Mill & Elevator Company. J. Fred Smith replaced his father as President of the Mill in 1911, and it was one of the most successful flour and feed plants in Texas in the early days of Celina, handling more feed than any plant in Texas and shipping large quantities across the United States.

In addition to his work at the Mill, Smith took on a more civic role of constructing a new, three-sided city Square of ginger brick buildings that would be completed in 1911, and he graveled the streets of Downtown Celina after founding J. Fred Smith Gravel Company in 1912. The Square became the new center of the city and attracted businesses and entertainment on and off the Square, including an opera house and pool hall. J. Fred Smith would go on to be the first mayor of University Park near Dallas.

COMMUNITY CONTEXT

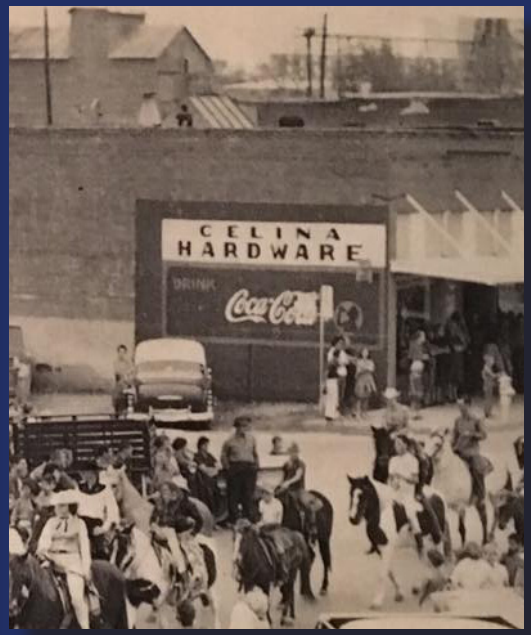
BRIEF HISTORY OF DOWNTOWN CONT...



Celina Square 1920

Today, the Celina Square remains the center of the city and attracts many residents and visitors to its core for events, entertainment, and shopping. Celina was designated an official Main Street City by the Texas Historical Commission and the National Trust for Historic Preservation in 1997, acknowledging the City's efforts to preserve and revitalize its Downtown and the Square. The commercial center of the city, located in and around the Square, is comprised primarily of one-story and one-and-a-half-story buildings, with some two-story buildings. Some original buildings remain, including some ginger brick buildings, and some have been gone for decades. Most homes near the Square are of wood-frame construction and stylistically varied, and the few examples of high-style architecture that remain are mostly limited to religious structures influenced by the Classical Revival style, with some notable examples of high-style homes near the Square.

Former Celina State Bank Building

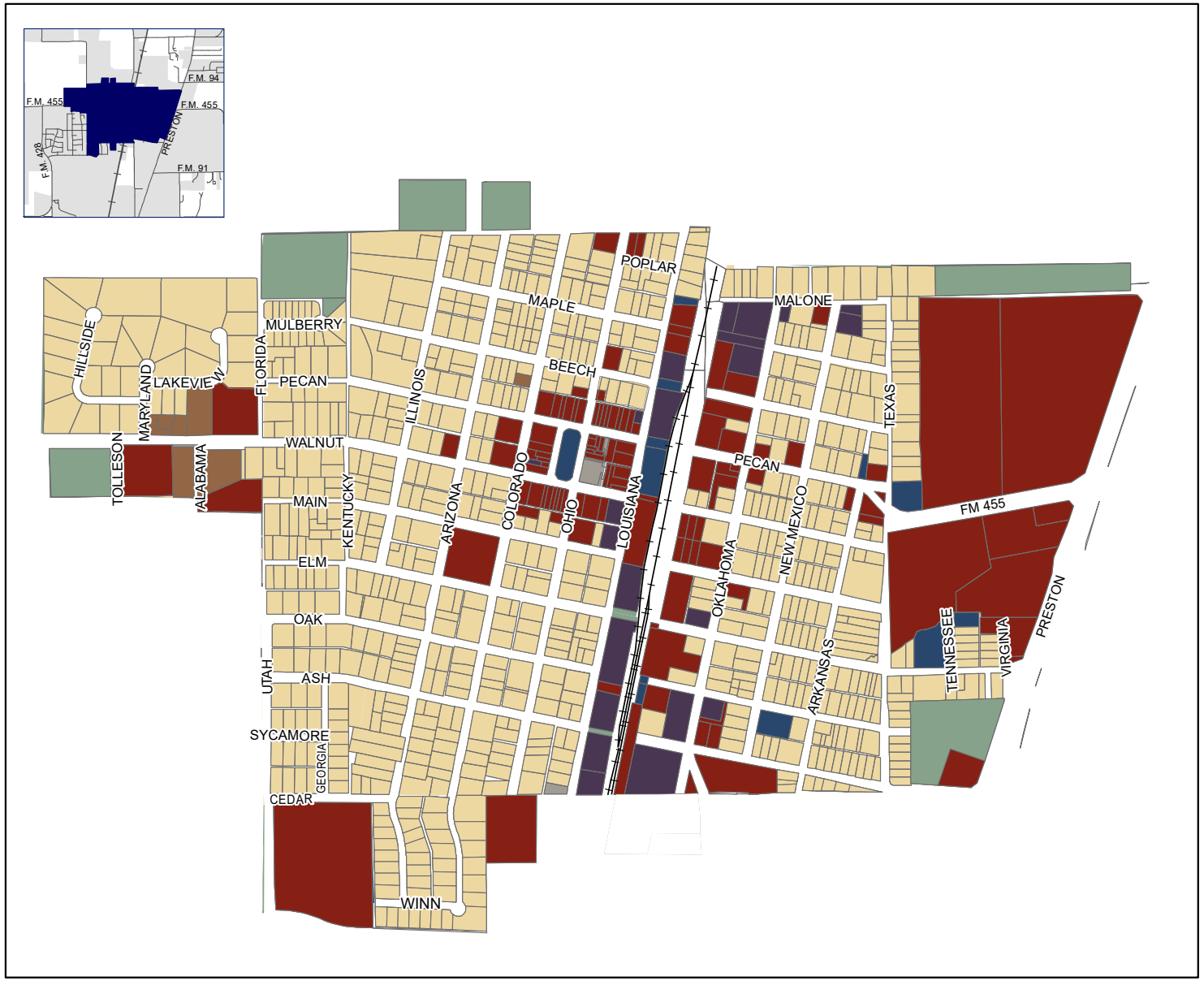


Historic Celina Photo

COMMUNITY CONTEXT: EXISTING CONDITIONS

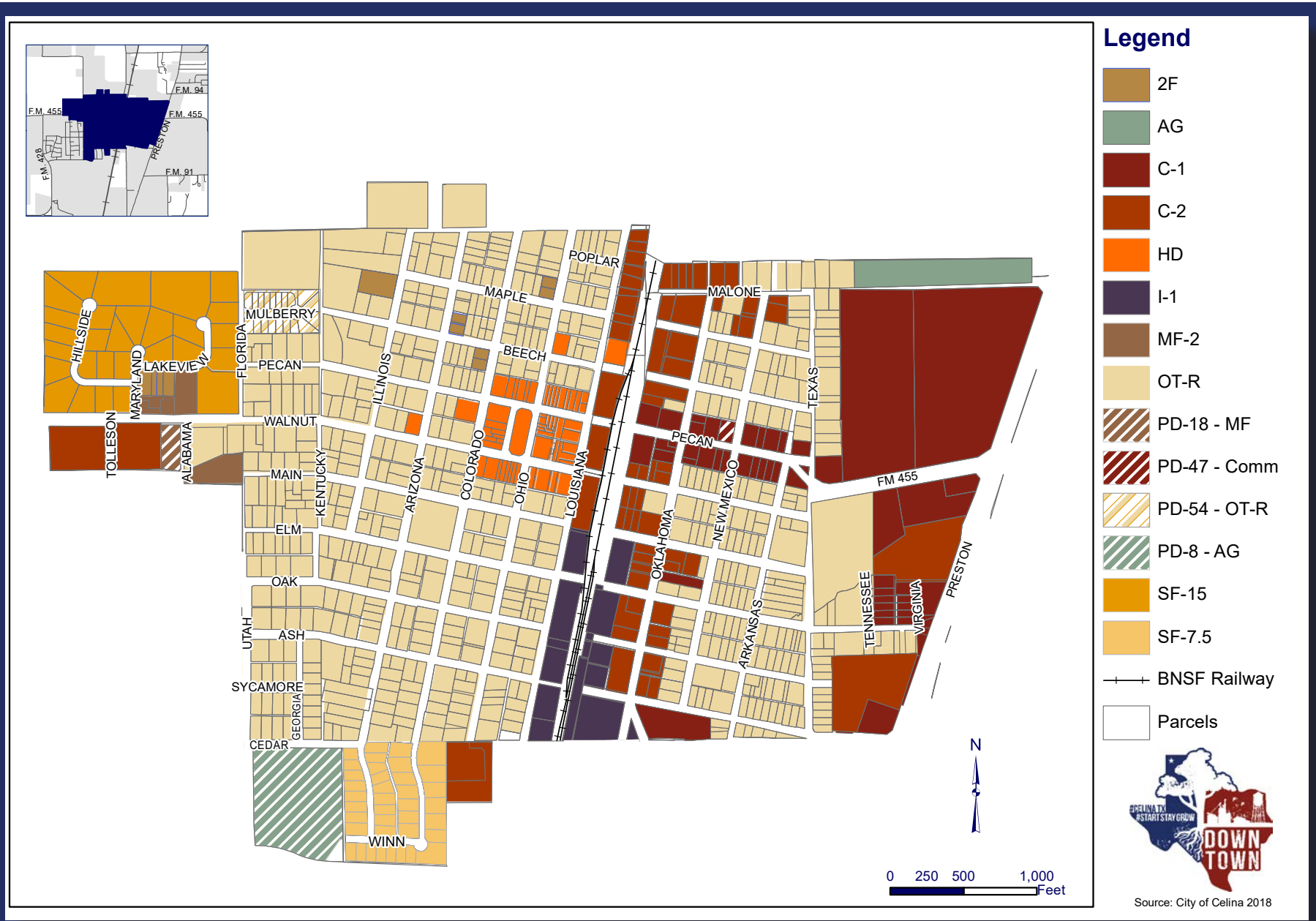
EXISTING LAND USE

EXISTING LAND USE MAP



COMMUNITY CONTEXT: EXISTING CONDITIONS
EXISTING ZONING

EXISTING ZONING MAP



COMMUNITY CONTEXT: EXISTING CONDITIONS
EXISTING LAND USE & ZONING CONT...

OBSERVATIONS:

There is a large amount of land in Downtown, even within the Downtown Core, that is vacant and/or undeveloped. Noticeably missing is a critical mass of dwelling units (i.e. homes) needed to support large amounts of additional non-residential/commercial uses. One business entity and the City own a large majority of the parcels and streets in the Downtown Core, which make coordination of a new Vision more efficient. With so much land vacant or undeveloped, There is also a good amount of green space and mature trees that could be utilized in new shared community-gathering spaces.

In terms of comparison between existing land use and existing zoning, except for the mainly single family residential areas of the Downtown, there are a significant number of discrepancies/differences when existing land use and existing zoning are compared. These differences could indicate several things such as: non-conforming uses, i.e. land uses that would not be allowed under current zoning but are "grandfathered," or they could indicate that the property is undeveloped, or they could indicate that the property is not being utilized according to its main zoning designation (ex. agricultural land use is allowed in OT-R, but it is intended to be a residential district). One thing is clear, and that is that there is a great need to rezone Downtown to realize this Plan's Vision which will be discussed in the coming chapters.

OPPORTUNITIES:

There are many stunning properties within the Downtown that would make great sites for residential or commercial uses. Some of the properties have existing structures on them in good condition, and some of the existing structures are in bad condition, generally beyond repair. The properties with no structures on them often contain mature trees and all of them are prime locations for new residential, commercial, or community-gathering spaces development within the growing city.

The zoning and land use on both sides of the BNSF Railway, running generally north-south through the middle of Downtown, reflect inconsistency and lack of cohesion for areas which essentially have the same position and function within the Downtown. Creating a unique future land use designation and corresponding zoning regulations for the BNSF Railway area could be an economic development and branding/marketing opportunity. In the same vein, extending a future land use designation and corresponding zoning regulations to a larger Downtown Core area could encourage development more consistent with the Downtown Vision and allow for more market-driven development.

COMMUNITY CONTEXT: EXISTING CONDITIONS

EXISTING UTILITIES

EXISTING UTILITIES MAP

COMMUNITY CONTEXT: EXISTING CONDITIONS
EXISTING UTILITIES CONT...

Standing Water, Current Conditions

Observations: The City completed a Master Drainage Study Project Priority Matrix ("Drainage Matrix") from Garver dated October 5, 2017 and has also scheduled a Capital Improvements Plan to be developed in 2019, which will explore infrastructure needs in Downtown and other areas of the city.

The Drainage Matrix reflects a total of approximately $16 million worth of drainage improvements to Downtown over the next seven years through 2024. As reflected by the map of existing storm sewer lines provided above, there is a significant lack of storm sewer and drainage infrastructure in Downtown which could negatively affect future development if not proactively improved.

The existing streets in Downtown are in need of improvements to achieve the new Downtown Vision. Many of the streets are in disrepair, are too narrow, do not have adequate striping, and/or do not provide protected or designated spaces for pedestrians.

Opportunities: Completing the drainage improvements as outlined in the Drainage Matrix, on the schedule as drafted, would improve Downtown and its ripeness for future development. There are notable deficiencies in the Downtown infrastructure, detailed through review of GIS data and discussions with staff, which should be evaluated for future capital improvements to make the area more suitable for future development, especially to prepare for walkable, multi-story development and hundreds of additional residential units in the next five years. Green Infrastructure installations, LEED/iSWM development, Complete Streets, and Context-Sensitive Solutions (CSS) are all opportunities for consideration in future infrastructure improvement efforts.

As detailed in further chapters, certain roadways should be prioritized in the scheduling of projects and branding of the city should be showcased in the physical improvements. With the installation of new utility lines, efforts can be taken to build ultimate configurations of key roadways in the Mobility Network.

COMMUNITY CONTEXT

PUBLIC PARKING

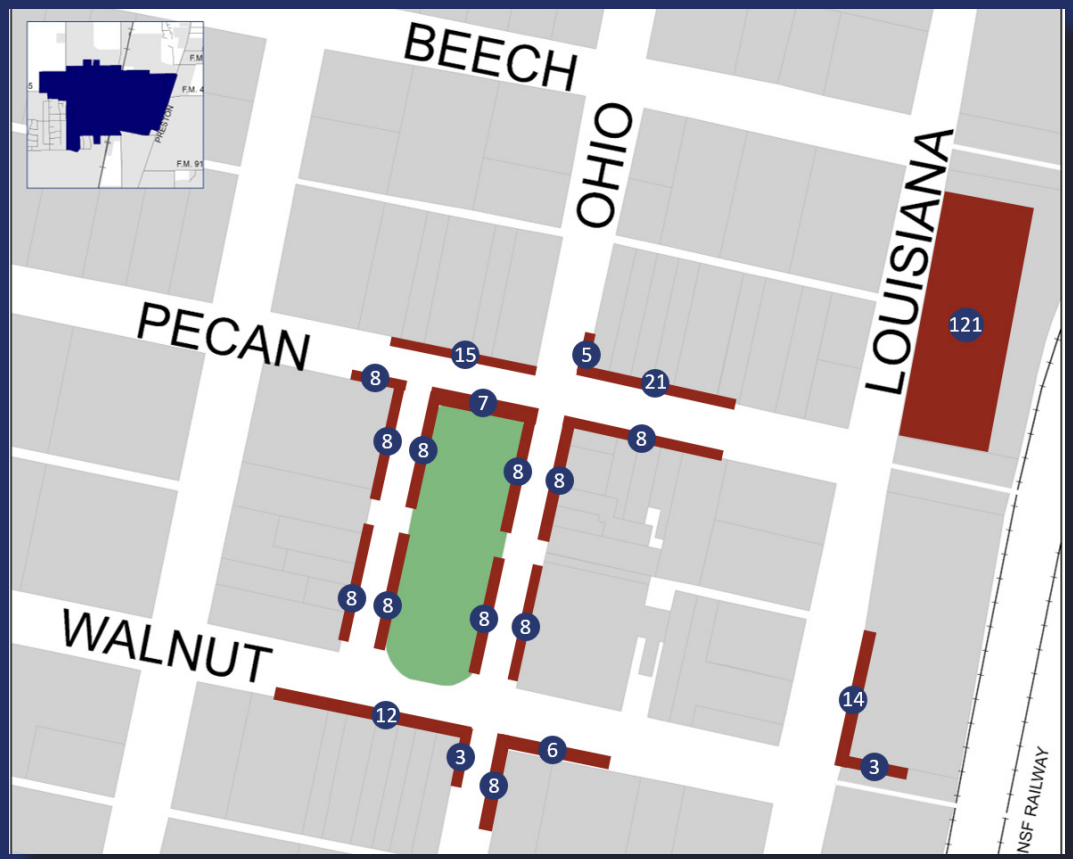
There are approximately 294 parking spaces in the Downtown Core. Parking is mainly on-street (including angled and parallel), and there is one property with parking which can accommodate approximately 120 spaces. The majority of the currently available parking is located directly on the Square or along neighboring businesses on Pecan and Walnut Street.

As Downtown continues to grow and expand, visitors have begun parking in Downtown neighborhoods and on shoulders during peak times or events, but during other times, most parking spaces are empty. Parking becomes challenging during festivals, just as in other cities, resulting in areas of opportunity to improve circulation and defined parking areas.

To accommodate the growing population and popularity of Downtown, the City should continue to explore other measures (further explained in Chapter 6) including the following:

- Surface lots along the Outer Loop, instead of the Inner Loop (to be detailed further in Chapter 4) to create a pedestrian focus near the Square
- Parking structures
- Defined parking along streets, including parallel and angled parking
- Wayfinding signage to direct and inform visitors of available parking

Existing Public Parking



Existing Public Parking

COMMUNITY CONTEXT

MARKET & ECONOMIC FACTORS

Vacant Historic Buildings

Having a Downtown Master Plan with a market-based reality is the best approach to ensure that the Plan is realistic and the Vision can actually come true. A "market-based reality" means that the Planning Team reviewed Celina's demographics, existing development, and market position to understand what is possible in Downtown and when. The market and economic analysis greatly contributed to the strategies of the Plan and will significantly influence focus in implementation.

The most telling finding was that to attract the commercial and entertainment investment desired in Downtown, thousands of additional dwelling units within a five-minute drive of the Downtown Core are needed. Another key finding is that Celina's population is slated to grow exponentially over the next 10 years.

Although the growth projections provided below represent an optimistic and aggressive growth rate, should economic downturns take place within the Plan horizon, the Goalposts provided below are still relevant and the Goalposts will just take longer to reach than estimated. On the flip side, should household growth within five minutes of the Downtown Core take place faster than projected, the Goalposts could take shorter to reach than estimated. Should development of Downtown be consistent with these Goalposts, Downtown will be able to have a sustainable and successful land use mix.

COMMUNITY CONTEXT: MARKET & ECONOMIC FACTORS

LAND USE MIX GOALPOSTS

GOALPOST 1

Celina homes have doubled (projected for year-end 2021) to 11,532 total built Celina homes, of which 1,996 are located within five minutes of the Downtown Core.

Supportable new retail and restaurant square footage is 7,405 sq. ft. to bring the Downtown Core total to approx. 31,000 sq. ft.

GOALPOST 2

Celina's total homes built reach 19,413 homes (projected for year-end 2024), of which at least 2,876 homes are located within five minutes of the Downtown Core.

Supportable new retail and restaurant square footage is approx. 21,000 sq. ft. to bring the Downtown Core total to approx. 52,000 sq. ft.

GOALPOST 3

Celina's total homes built reach 25,919 homes (projected for year-end 2026), of which at least 4,176 homes are located within five minutes of the Downtown Core.

Supportable new retail and restaurant square footage is approx. 19,000 sq. ft. and supportable new Downtown grocery is approx. 23,000 sq. ft. to bring the Downtown Core total to approx. 94,000 sq. ft.

GOALPOST 4

Celina's total homes built reach 33,650 homes (projected for year-end 2028), of which at least 5,976 homes are located within five minutes of the Downtown Core.

Supportable new retail and restaurant square footage is 23,000 sq. ft. and supportable new Downtown grocery is approx. 9,000 sq. ft. to bring the Downtown Core total to approximately 126,000 sq. ft.

***Retail/Restaurant Sweet Spot*: A minimum of 1,500 new homes within a five-minute drive of Downtown. Total homes (including existing homes) in or near Downtown would then be approximately 3,000 homes, a critical figure to support strong and sustainable sales in the Downtown Core.**

Over an optimistic projected 10-year period (projected for year-end 2028), with added Downtown housing, the demand models show total retail or restaurant demand of 126,000 square feet in the Downtown Core, including approximately 24,000 square feet of shops and dining outlets operating as of 2018. This total projected demand includes approximately 32,000 square feet of grocery store space located in or near the Downtown Core.

COMMUNITY CONTEXT: MARKET & ECONOMIC FACTORS

FUTURE PRODUCT TYPES

The Historic Downtown's ability to compete against national and regional chain restaurants will be greatly enhanced if it becomes the target location for enterprising chefs, start-up concepts, and new, growing entrepreneurial retail businesses. This is the prime leasing strategy for the Downtown Core: attracting independent, creative and entrepreneurial businesses. There exists today, and there will be in the future, large shopping centers, such as power centers, that will incorporate the typical national chain pad restaurants. This should not be the goal of Downtown Celina.

In order to provide the smaller, entrepreneurial spaces that these independent businesses need, it will be important to plan for, design, and renovate buildings in a manner that is dissimilar to national chain spaces with typical depths (ex. 65 feet). Retail spaces require a minimum of about 20 to 25-foot frontages (to successfully present their storefronts), and therefore, 65-foot depths, for instance, produce minimum-sized retail spaces that are too large for independent merchants: 1,300 to 1,625 square feet. Quick foods, cafes and restaurants should be of a smaller scale and greater variety than is typically found at large outdoor and indoor regional shopping centers. Moreover, outdoor, covered dining space should be provided. These outdoor seating areas allow for flex space during peak dining periods, as well as show dining guest activity that is visible from the street during "Happy Hour" and peak hours. Operable windows and roll-up doors and windows should be provided where feasible to allow interaction between indoor spaces and outdoor spaces.

Downtown Development

COMMUNITY CONTEXT: MARKET & ECONOMIC FACTORS

CELINA DEMOGRAPHICS

Demographics and population characteristics are also relevant to the Strategies contained in this Plan. Provided below are some key takeaways from a detailed demographic analysis:

CELINA:

HOUSEHOLD TYPES & SIZE

Celina has a larger share of married households than Collin County, DFW, Texas, or the US comparatively, and the households in Celina are significantly larger, on average than Collin County, DFW, Texas, or the US. Married family status is the number one variable in determining whether a household will purchase or rent a home, so the majority of demand for Celina households will be owner-occupied housing types.

HOUSEHOLD INCOME

Downtown Celina should be a very attractive location for developers and retailers given the high income and professional character of the population. Celina has a higher household income than Collin County, which is substantially higher than the nation or the DFW area. There is good potential for specialty retail services and unique restaurants in the study area.

HOUSING

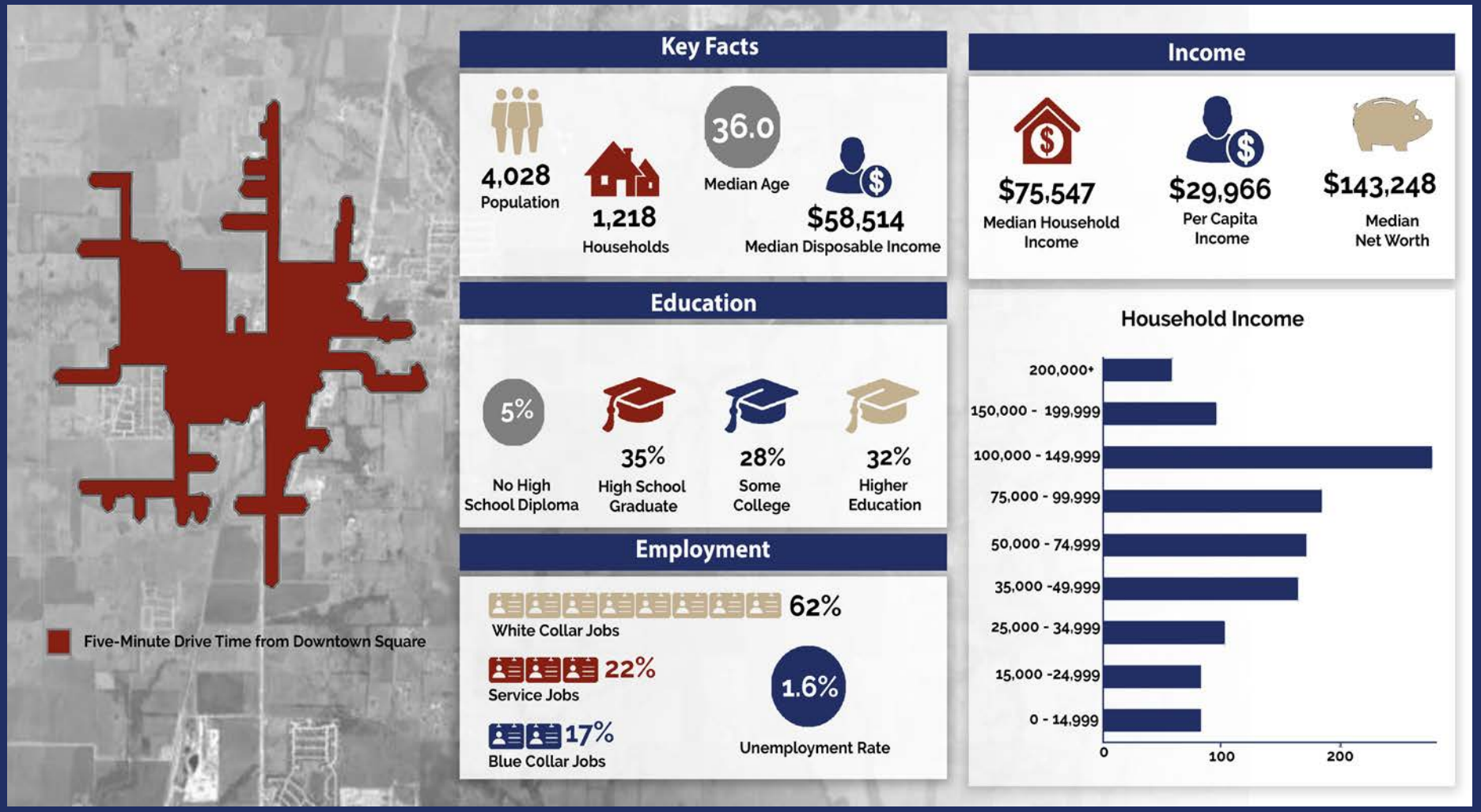
Celina has a substantially larger share of single family, detached housing than Collin County, DFW, Texas, or the US comparatively. This housing type will continue to be in high demand in Celina, but the lack of variety in housing types in the city overall reflects a potential opportunity for different housing types to be added to the mix, especially considering the anticipated population growth and regional and national trends in housing preferences.

Celina has a relatively new housing stock. This is because of rapid suburban subdivision growth in the southern side of town. With the original settlement around the Downtown, Celina also has a cluster of older homes. Many of these older homes can serve as the architectural background for new residential construction in the community. The architectural styles in this area can be the foundation for a specially-branded district or set of districts.

COMMUNITY CONTEXT: MARKET & ECONOMIC FACTORS

DOWNTOWN DEMOGRAPHICS

DOWNTOWN SPECIFIC:



4 THE VISION

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THE VISION
VISION STATEMENT

The City of Celina was designated as an official Main Street City by the Texas Historical Commission and the National Trust for Historic Preservation in 1997. Taking inspiration from the vision established by Celina Main Street, the following Vision Statement for Downtown was created and informed by community input throughout the planning process.

Celina's Downtown is the heart of the city, blending traditions of the past, fun and relevance of the now, and innovation for the future. It is a quaint and exceptional place that has one-of-a-kind events and festivals, welcomes visitors, and exudes a small town charm that leaves a lifelong impression. Downtown Celina is a unique collection of family-friendly destinations, businesses, and homes that showcase Celina's heritage and character—a spirited and soulful combination of family, agriculture, Texas, technology and innovation, entertainment, sports, and outdoor living.

Downtown Festival

THE VISION
CHARACTER FRAMEWORK

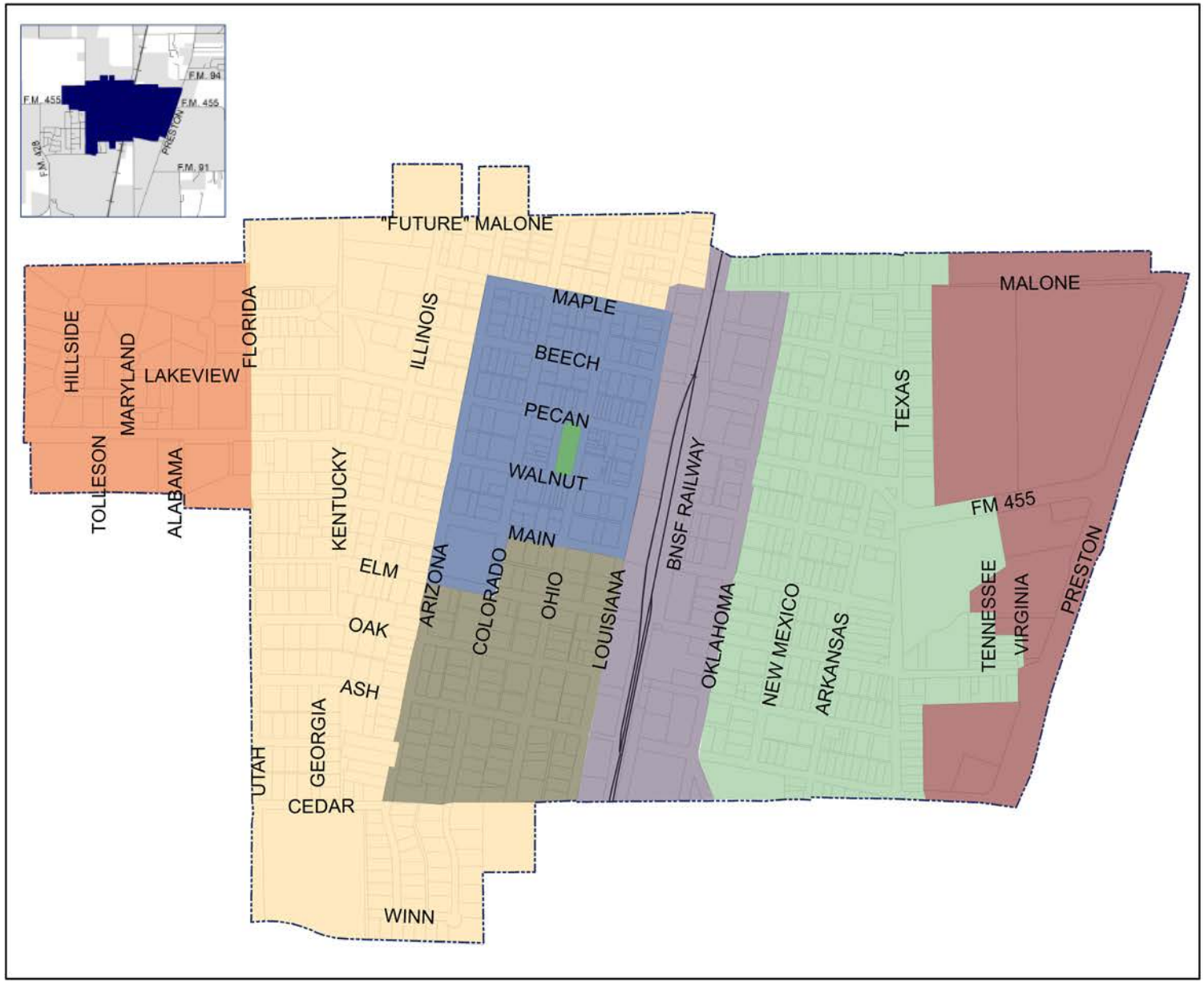
During the planning process, seven Character Districts became readily apparent within Downtown, as reflected in the Character Framework Map on the next page.

These character districts were informed by many things, but mostly (1) existing features, (2) community feedback on housing types and commercial activities, and (3) functional considerations for future development. Community feedback told us that the character of Downtown is different west of Louisiana Street than it is east of Louisiana Street. Initially, people thought that it was the BNSF Railway that was the character line, but when the community explored forms of potential new structures and where they thought higher density homes would be appropriate, areas east of Louisiana Street were identified as being most appropriate for higher density housing types.

Each Character District is detailed below in terms of existing character and future improvements. Discussed more in the Implementation Chapter, the Character Districts should inform new and updated zoning regulations for Downtown.

Engagement Day on the Square, Housing Station

THE VISION
CHARACTER FRAMEWORK CONT...



THE VISION: CHARACTER FRAMEWORK

DOWNTOWN THEMES

Downtown is the heart of the city and the community has voiced their desire to keep and enhance its welcoming charm and viability. In doing such, Downtown should represent the many interests and desires of the community, including retaining the area's historic charm, marketing a family-friendly appeal, encouraging outdoor activities and entertainment, and creating a pedestrian-friendly environment—overall, creating a destination space for all to enjoy. The following four "themes" should permeate all areas of Downtown in terms of physical design and programming:

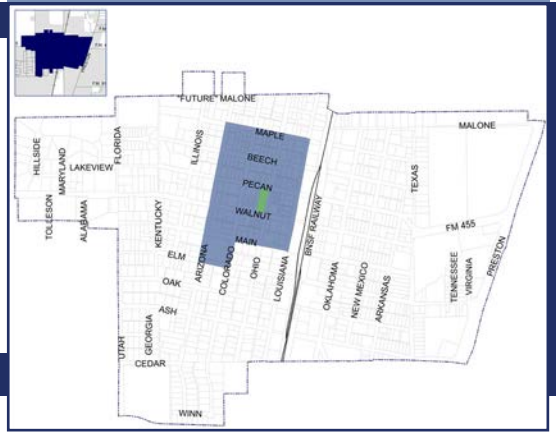
- **Texas**: During the planning process, the community overwhelmingly selected the Historic/Texas visual preference as the desired style for Downtown. Elements of the Historic/Texas style (reflected below) should be incorporated in future projects in Downtown, with Patio Commons being the showcase of said style.
- **Family-friendly**: "Family-friendly" was a phrase frequently repeated throughout the planning process for Downtown in terms of desired character and amenities. From splashpads, to kid-oriented spaces, to "cool" places for teenagers to gather, family-friendly destinations are areas where all ages are welcome and can have a good time. Family-friendly housing should also be incorporated and should be designed with kids, adults, pets, and groups in mind for optimum quality of life.
- **Outdoor Living**: There are not many things more Celinians would prefer than relaxing on a shaded patio, listening to live music with great food, and having kids play in an enclosed area nearby. The community envisions patio-type spaces for outdoor living where the people can comfortably gather and enjoy the fresh air. Essential to the outdoor living experience is the provision of ample shade and outdoor climate control (fans, misters, heaters, fire pits, etc.) where possible.
- **Entertainment**: With significant transitions taking place in the retail sector of the global economy, the entertainment, services, and experiences sectors are taking on a more prominent and sustainable role. Similar to the Outdoor Living theme above, the Celina community has a strong desire to have Downtown be a fun destination, made up of many destinations with lively amenities and plenty to see and do.

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: PATIO COMMONS

*During the planning process, the community envisioned "**a city of patios**" where people can enjoy a family-friendly group of destinations with great food and drinks, music, entertainment, and shared spaces for gathering and activities, and that is how the "Patio Commons" name was created.*

PATIO COMMONS



Recognizing that Texas, family-friendly, outdoor living, and entertainment themes are part of that heart of the city charm and what makes Celina unique, Patio Commons is envisioned to showcase that special character that the community treasures.

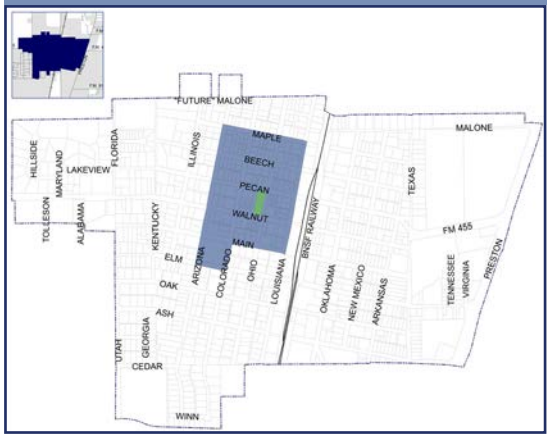
THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: PATIO COMMONS

- At the center of Downtown Celina, is a historic grid street layout with a modest collection of buildings, structures, and physical elements near and dear to the community. There are many areas still undeveloped in the core of Downtown, and there are many areas of opportunity to build upon its assets.

- Patio Commons serves as the main gathering space for the community and is home to numerous businesses, neighborhoods, the Downtown Square, and events. Many events will continue to be held in Patio Commons so planning ahead for high quality special event space and event management will be key.

PATIO COMMONS



Patio Commons, Celina, TX

Patio Commons, Celina, TX

Patio Commons, Celina, TX

Patio Commons, Celina, TX

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: PATIO COMMONS CONT...

Patio Commons is a destination space, envisioned to be walkable and bikable with a showcase of quaint and inviting places.

1. **Placemaking**
   Patio Commons will have a high quality cluster of housing, restaurants, entertainment, music spaces, and other service uses that showcase Celina's character, exhibit the Downtown Themes, and provide for intense vitality of Celina's Core.

2. **Downtown Themes**
   Areas for Outdoor Living, Family-friendly amenities, and Texan-style elements are highly encouraged and should be required in associated regulations where relevant and applicable.

3. **Overnight Accommodations**
   Overnight accommodations, in the form of bed and breakfasts, boutique hotels, or quaint inns, can enhance Downtown's destination appeal.

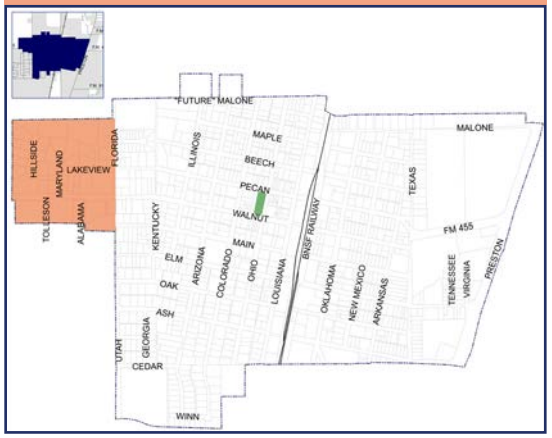
4. **Mobility**
   Unique to Patio Commons is an enhanced portion of the Downtown street network containing the Inner Loop, Outer Loop, a Pedestrian Way, and a Civic Street.

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: GATEWAY WEST

- Main entrance into Downtown coming from the west and Dallas Parkway, and also main entrance coming from northwest Celina down Florida Street.
- Important to make a statement to showcase Downtown's character and that you have arrived at a special place.
- Has one of the city's biggest clusters of density (i.e. multi-family residential homes). The existing single family residential subdivision in this area, Willock Hill, has home values ranging from approximately $215,000 to $340,000 and has a rural character.
- Aesthetics are lacking, and there are many opportunities on both public and private properties for enhancements consistent with the Downtown Vision.

GATEWAY WEST



Gateway West, Celina, TX

Gateway West, Celina, TX

Gateway West, Celina, TX

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: GATEWAY WEST CONT...

1 **Gateway Development**
There is a significant opportunity to have walkable multi-story development, with beautiful shared gathering space, at the northwest corner of Walnut and Florida. Future development should go to great lengths to provide a sensitive and seamless transition to the Willock Hill homes. It is envisioned that scenic and green amenities/infrastructure can be provided, which can be a major complement to Willock Hill and provide walkability that does not currently exist.

2 **Public Art and Beautification**
With the redevelopment of a portion of Gateway West and with future City and TxDOT-sponsored capital improvements, a bold statement should be made along Walnut and Florida in Gateway West. This statement should be made with improvements having the "Historic/ Texas" theme as provided in this Chapter. New pavement with wide sidewalks, pedestrian-scaled lighting, landscaping, and branded storytelling features should be provided.

Neighborhood Connection

Neighborhood Transition Area

Community Gathering Space

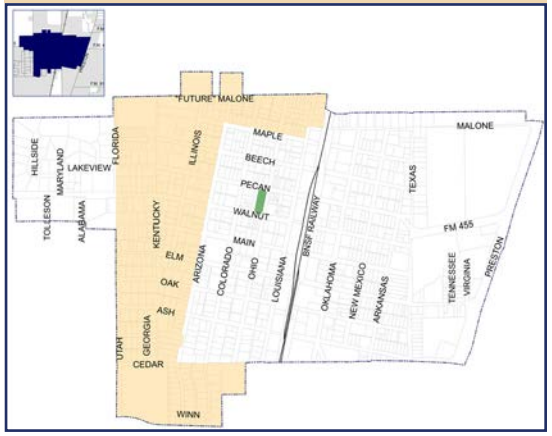
Multi-family/ Mixed-Use Development

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: THE BRICKS

- The name of "The Bricks" is a respectful homage to the first Mayor of Celina, J. Fred Smith's, efforts to revolutionize Celina in the early 1900's by graveling the streets and constructing a new Square made of "ginger-face brick" buildings instead of wood. Bricks can symbolize incremental progress over time, (i.e. "brick by brick)," and can be associated with sturdy structures or the road home (i.e. yellow brick road).
- The area is characterized by mostly single family homes, some of very high quality and historic, some of decent quality, and others in dilapidated condition or disrepair. There is also an elementary school and an under-utilized/vacant commercial structure in the southern portion of the area. There is some new infill housing in The Bricks already— a new patio home development on the east side of Florida on Mulberry, and there are also some new and renovated single homes within the area. There are no commercial uses currently in the area.

THE BRICKS



The Bricks, Celina, TX

The Bricks, Celina, TX

The Bricks, Celina, TX

THE VISION: CHARACTER FRAMEWORK
CHARACTER DISTRICT: THE BRICKS CONT...

1 **New Housing and Services**
The Bricks offers new opportunities to construct infill and/or redevelopment housing and neighborhood services that are sensitive to the existing residences in the area. With the need for thousands more dwelling units within five minutes of the Square (see Chapter 3), dilapidated or undesirable housing stock could be replaced with homes and structures that have more aesthetic appeal. Neighborhood corner stores and other low intensity commercial uses and services are appropriate and desirable in this area as long as they blend in with the neighborhood fabric, are designed within the "Historic/Texas" theme, and provide neighborhood amenities for gathering and outdoor living where possible.

2 **Walkability and Bikability**
New enhanced connections along roadways in the Mobility Framework in this Chapter and sidewalks along other roadways should be provided to ensure that The Bricks is seamlessly connected in all directions to other areas of Downtown.

Pocket Neighborhood with Shared Space

Multi-family Residential

Patio Homes

Residential-looking Cafe

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: THE VERANDAS

- The Verandas is an area consistently designated by the community as a very special asset to be preserved. The community and visitors to Celina are enamored with its beautifully preserved and historic homes.
- Although many properties are maintained very well, there are some properties in disrepair or not maintained well that are in need of attention.
- The homes in The Verandas represent a wide range of prices, sizes, and quality with market values from below $150,000 to above $450,000.
- The Verandas represents a key area where additional residential units could be added within walking distance of the Downtown Square.
- Sidewalks are present in some areas but are in need of repair or are absent in other areas.

THE VERANDAS

The Verandas, Celina, TX

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: THE VERANDAS CONT...

1 **Historic Structures**

Several of the historic homes in The Verandas are ripe for renovation and rehabilitation. As Downtown develops, it is appropriate and desirable for some of the historic structures in the area to be filled with low intensity commercial uses, in addition to structures with residential uses.

2 **Non-residential Uses in Residential-looking Veranda Structures**

Due to the mixed uses in the area, non-residential uses should be required to provide sensitive transition and compatibility measures to ensure that residential uses are protected from light, noise, odors, traffic, and other noxious side effects of some non-residential uses.

Contributing properties of historic significance should be (1) mapped, (2) documented and showcased on City websites, and (3) submitted to the Texas Historical Commission and the National Register for consideration of historic designation.

Veranda-style Restaurant

The Verandas, Celina, TX

The Verandas, Celina, TX

Veranda-style Office

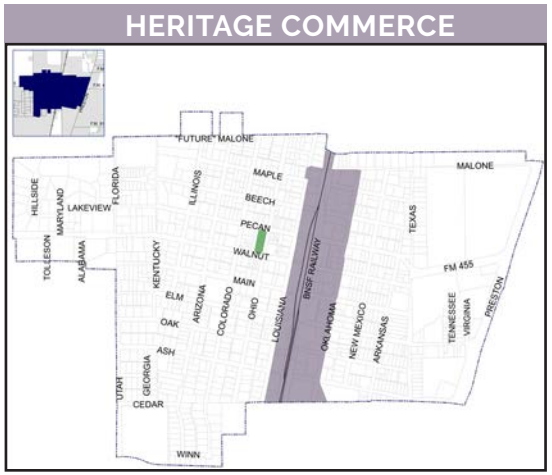
THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: HERITAGE COMMERCE

Heritage Commerce is in a special location along the BNSF Railway, running north-south, generally in the middle of Downtown. Heritage Commerce is a mixture of old buildings, silos, and mills, with some relatively new flex-warehouse buildings.

This area has an industrial-agricultural character which is reminiscent of Celina's heritage and early industry. Many of the structures are in need of repair and restoration, some in need of demolition, and there is a significant amount of space for new construction.

The area is prime for nostalgic and rich character infusion, which can be done through redevelopment and new development. Special respect should be paid to Celina's history in this area, and its ability to connect both sides of Downtown should be paramount in reviewing new development concepts.



Heritage Commerce, Celina, TX

Heritage Commerce, Celina, TX

Heritage Commerce, Celina, TX

Heritage Commerce, Celina, TX

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: HERITAGE COMMERCE CONT...

1 There is a potential opportunity to work with the BNSF Railway to share the line with freight and add potential passenger rail, utilizing the siding on the west side of the tracks, between Beech Street and Elm Street.

2 Regardless of immediate plans or sentiments on the potential for passenger rail in this location, Heritage Commerce should recognize the opportunity for potential Transit-oriented Development (TOD) at this location.

3 High density is preferred in Heritage Commerce with two to four-story buildings being typical. Technology-focused users, flex-space, live-work units, and incubator-type uses are encouraged. Parking should be on the Railway side when possible to ensure prime building edge is along the street sides. Walkability, multi-modal accommodations, and provision of shared spaces/parklets are key to ensuring Heritage Commerce is a special place in Downtown.

4 Architecture should be more industrial in nature with combinations of brick, stone, metal, and wood, using the silos and the railway as inspiration. Future development should pay respect to Celina's agricultural roots as they relate to the Railway.

Development around Silos

Non-residential Use with Common Area

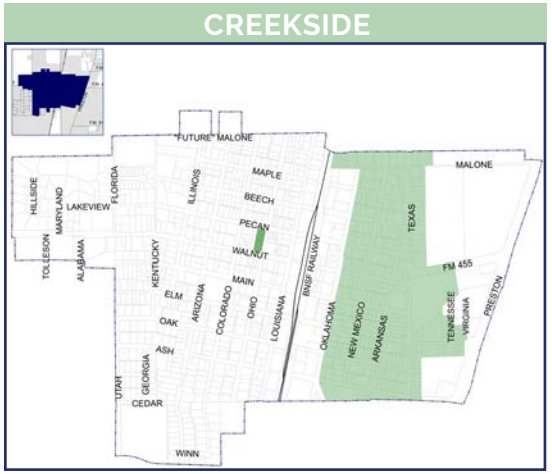
Multi-story Development with Public Art

Mixed-use/ Live-work

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: CREEKSIDE

- Nestled between Heritage Commerce and Gateway East, Creekside has some of the most scenic properties in Downtown with mature trees and beautiful settings. Doe Branch Creek runs generally northeast to southwest in the southern portion of the area, which was historically called "The Flats," typical of a low-lying area or large creekbed within a city. Creekside has a Celina gem, Bobcat Field, which symbolizes many things at the core of Celina's character.
- The houses within Creekside are generally modest, ranging in market value from approximately $100,000-$200,000 with a couple of outliers on either end of the price spectrum. With a few exceptions, the housing stock is generally poor to fair with many opportunities for repair and renovation.
- There are significant amounts of vacant land in Creekside, ripe for high quality infill development.
- Some commercial/non-residential uses are present in Creekside with a miscellany of churches, offices, flex spaces, restaurants, and light industrial businesses.



Creekside, Celina, Texas

Creekside, Celina, Texas

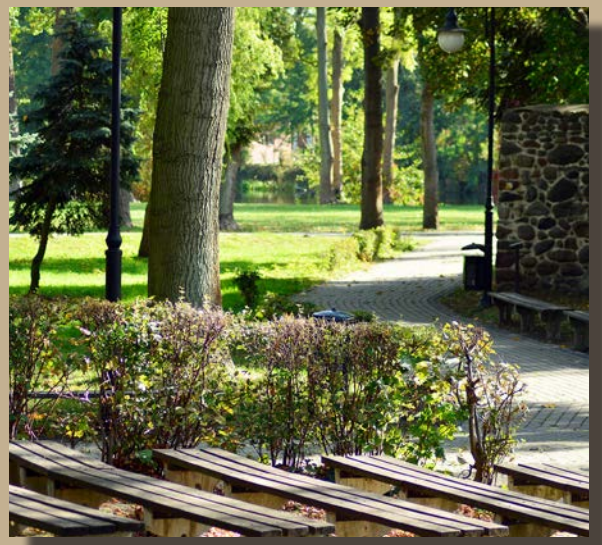
Creekside, Celina, Texas

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: CREEKSIDE CONT...

- All spectrums of density are welcome in Creekside, but transitions must be appropriate between forms. Neighborhood-oriented commercial and modest scale mixed-use are preferred.
- This area should showcase Celina's housing choices in terms of layout, height, price, look, type, etc. Pocket neighborhoods and conservation developments should be considered, along with multi-story structures with significant numbers of residential units.
- Character is envisioned to pay significant respect to natural surroundings with scenic and functional connections to the east and west.
- Two to four-story structures should be typical in Creekside, but structures, up to six stories, may be appropriate at key intersections or when buffered to protect existing residential uses.

Multi-story with Shared Space



Outdoor Amphitheater

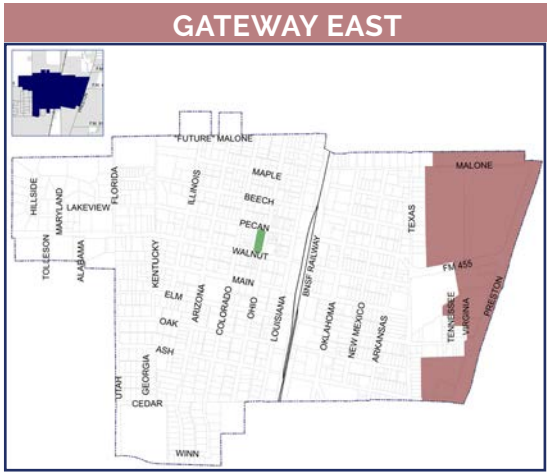
Patio Homes

Multi-story with Shared Space

THE VISION: CHARACTER FRAMEWORK

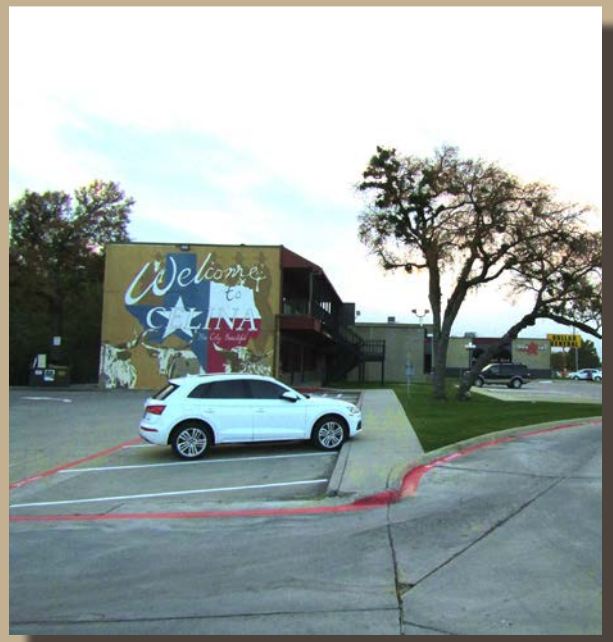
CHARACTER DISTRICT: GATEWAY EAST

- Gateway East is currently occupied mostly by the Celina Independent School District, but it has amazing potential to provide high quality gateway-style development off of Preston Road. Located on the far eastern side of Downtown, on the west side of Preston Road, Gateway East is the first impression of Downtown Celina on one of DFW's most traveled regional highways.
- Gateway East is slightly disconnected from the heart of Downtown, and future improvements will help connect the area to the rest of Downtown.
- The area has significant redevelopment potential for multi-story, walkable residential uses.



Gateway East, Celina, TX

Gateway East, Celina, TX



Gateway East, Celina, TX

THE VISION: CHARACTER FRAMEWORK

CHARACTER DISTRICT: GATEWAY EAST CONT...

- Development in Gateway East should be big and bold, making a statement on the east side of Downtown, especially along Preston Road.
- Gateway East should contain a significant number of homes, preferably in the form of walkable, multi-story, mixed-use development.
- Special focus should be on providing community gathering spaces that can be destinations and that can inspire fun, family-friendly experiences and photo-taking.
- Gateway East provides potential area for significant entertainment uses. Structured parking is encouraged so that land within Downtown can be conserved for housing and other needed development.
- Although modern style development is pictured to the right, the architecture of Gateway East should be unified with the rest of Downtown and should be a Historic/Texas theme and fit the look of a walkable Main Street.

Gateway Development with Shared Space

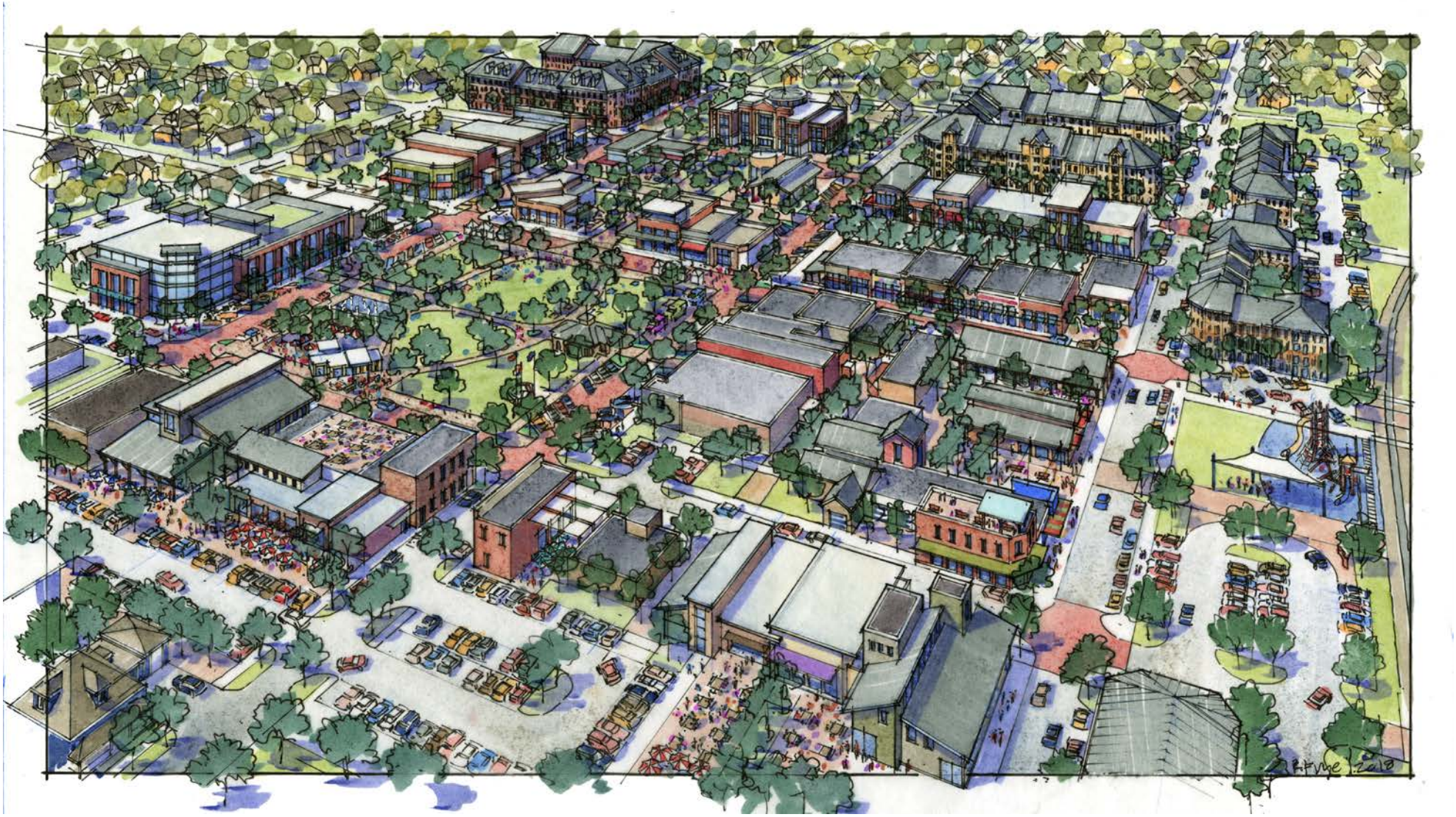
Gateway Development with Shared Space

Gateway Development with Shared Space

Gateway Development with Shared Space

THE VISION: SPECIAL FOCUS AREAS

DOWNTOWN CORE ILLUSTRATIVE VISION



A reimagined Downtown Core of Celina reflecting an improved and expanded Downtown Square, new development, preserved historic structures, an improved Founder's Park, shared patio spaces, and use of rooftops for dining or passive recreation.

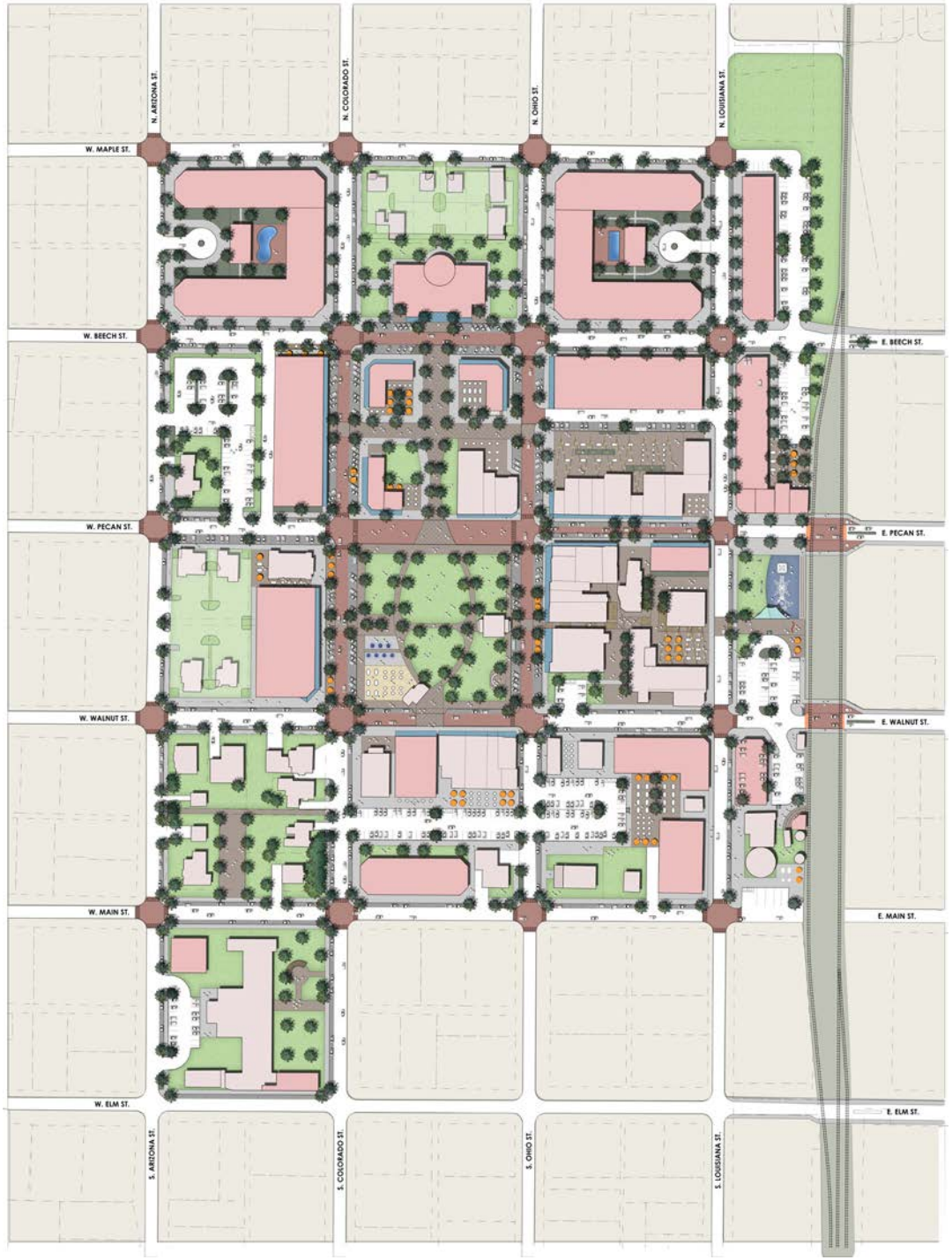
THE VISION: SPECIAL FOCUS AREAS

DOWNTOWN CORE ILLUSTRATIVE VISION

A reimagined Pecan Street, looking west, with new vitality and activity spilling onto the street and shared spaces reflecting new development, interesting and walkable designs, multi-story structures blending in with the small town fabric of Celina's special charm.

THE VISION: SPECIAL FOCUS AREAS

DOWNTOWN CORE VISION CONCEPT



THE VISION: SPECIAL FOCUS AREAS
DOWNTOWN CORE

The Downtown Core Vision Concept was developed utilizing community and stakeholder feedback and represents a 20-year illustrative Vision of how the Downtown Core could develop in terms of footprints, open space, character, parking, and roads.

The Downtown Core Vision Concept is a tool that can be utilized in future associated zoning regulations to realize the desired form, character, and layout of Downtown Celina. Development and redevelopment is assuredly not going to happen exactly as this Concept is illustrated. Over the next 20 years, some old buildings will be re-purposed and/or expanded, some old buildings will be demolished to make way for redevelopment, and new buildings will be constructed, but it will be an organic and evolving process and will not happen all at once.

Provided below are what this Concept is intended to represent:

- Buildings/Structures Pulled up to the Street
- Parking Areas and Layouts (On-Street and Off-Street)
- Design Features to Contribute to Walkability, Placemaking, and Branding
- Enhanced Crossings for Future Quiet Zones, Walkability, Placemaking, and Branding
- Incremental Block Transitions from All Residential to Mixed-Uses
- Residential Looking or Residentially-Used Structures Remaining in Certain Areas
- Newly Designed and Expanded Downtown Square with Anchor(s) in Southwest Corner
- Institutional Anchor on the North Side of the Inner Loop
- Redesigned East Pecan Street
- Shared Patio Concepts
- Renovated Founder's Park
- Special View Corridor with Enhanced Walkability and Gathering to the North of the Square
- Awnings with Weather and Shade Protection (in Blue around Inner Loop and Pecan Street)
- Populating the Downtown Core with Trees and Other Landscaping
- Potential New Development or Redevelopment in Dark Pink
- Continuous Pedestrian System within Downtown Core
- Street Configurations and Layout Options
- Market & Silos Area Redesign

THE VISION: SPECIAL FOCUS AREAS
DOWNTOWN SQUARE

1 Enhanced Civic Space

An enhanced and enlarged Downtown Square designed to provide a flexible space for the community to gather. Multiple programmable spaces to serve the growing population and its desire to celebrate the heritage of Celina.

2 Community Gathering Space

A community green space central to the Downtown Core is historically significant in many towns. In the past, this area was used for the community to gather when they came to town after long weeks on the farm. Today and in the future, this area will serve as a community gathering space for festivals, special events, movies on the Square, farmers markets, or a family enjoying a picnic on Tuesday afternoon.

THE VISION: SPECIAL FOCUS AREA
DOWNTOWN SQUARE CONT...

One of the most prevalent themes that came from the feedback during the planning process was that the Downtown Square is the most important asset to Downtown. **Comments and ideas relating to the Square overwhelmingly pointed to the fact that it is too small and needs to be expanded to accommodate the growing and evolving city and Celina's special events and festivals. The City also expressed a strong desire to keep some municipal facilities (i.e. Library, City Hall, etc.) in the Downtown Core, preferably on the Downtown Square, and to also maintain and add significant amounts of parking to serve Downtown businesses and residents.** Although the City has some land holdings in the Downtown Core, including some on the Downtown Square, there are still private land holdings that must be considered. Looking at the opportunities to expand the Downtown Square in a semi-developed area, only two feasible options were identified: expand the community gathering space northward and/or expand it westward.

On the northern portion of the western block of the current Downtown Square, the City owns a medium-sized building where City Hall, the Library, and the Senior Center are located. There are six additional properties owned by one entity on the southern portion of the block. Recognizing the need to expand the Downtown Square, the City could demolish its building on this block to make room for additional community gathering space. On the northern block of the current Downtown Square, the properties are owned mostly by one entity with one remaining property being held by a separate individual. Since the northern block is privately held, the Planning Team met with the main entity owner to discuss an updated concept that would be consistent with the community's Vision for Downtown, and those discussions led to the conceptual configuration of the block north of the Downtown Square.

The Downtown Square Concept reflects an expanded Downtown Square by extending the community gathering space to the west and permanently closing the western North Ohio Street, which runs north-south along the western side of the current Downtown Square. The new and improved Downtown Square would maintain the gazebo and mature trees, but it would add new paving and landscaping throughout the expanded area with outdoor dining, sitting areas, and a splashpad in the southwest corner. A structure is shown to remain on the southwest corner of the new space, the historic service station near Colorado and Pecan, to illustrate that should a structure or structures remain in the southwestern portion of the new Downtown Square, they can provide programming and potentially hold alcohol permits which could assist with Downtown events and vitality.

THE VISION: SPECIAL FOCUS AREAS
DOWNTOWN SQUARE CONT...

3 Memorial

In recognition of Veterans from the City of Celina, the existing memorial should continue to be located on the new Square but be updated. Elements from the existing memorial, such as plaques and engraved pavers, should be incorporated in a multi-functional, new design. This area could also serve as a location for flag poles.

4 Pedestrian Way/Street

In the new configuration of the Downtown Core, Pecan Street, between Ohio and Colorado, can become a pedestrian "street," which connects Patio Plaza to the north to the Downtown Square. This area should be barrier-free and create a seamless connection from north to south. As a paved area, it will retain the look of a street, but it will also serve as a gathering space and more programmable event space. The area should be designed to allow service vehicles, emergency vehicles, and food trucks to access the area for special events.

5 Existing Pavilion

The existing pavilion/gazebo should be preserved and maintained on the eastern edge of the new Square. This pavilion can still serve the Square as it currently does for smaller functions, storage, and gathering space.

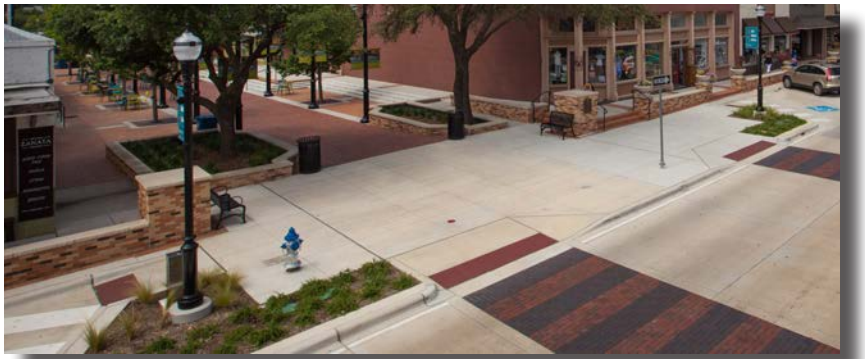
6 Splashpad Feature

An overwhelming request during the planning process was to provide a spraygorund/splashpad in Downtown. While a more recreational sprayground should be within Downtown as well, a more architectural and multi-functional sprayground is planned for the Downtown Square. A space that can provide a fun and refreshing, family-friendly activity when appropriate and function as additional programmable or aesthetic space while not in use.

THE VISION: SPECIAL FOCUS AREAS
DOWNTOWN SQUARE CONT...

7 On-Street Parking

The City was clear on the desire for on-street parking on the Downtown Square. On-street parking should be provided around the Square for visitors to conveniently park and walk to neighboring shops, restaurants, and other Downtown destinations.



8 Mid-block Crossings

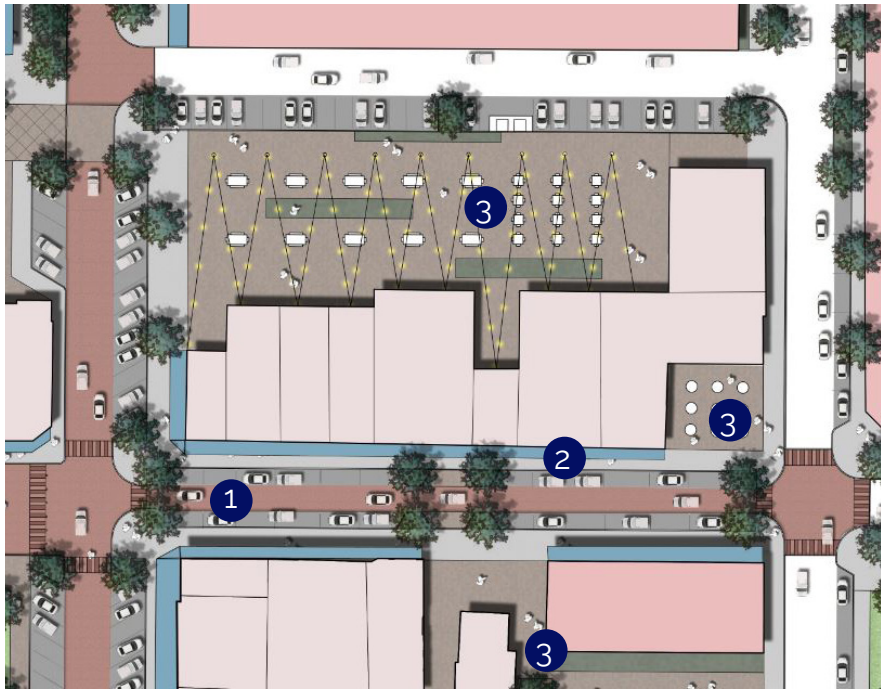
At key access points, centrally located on the east, west, and south sides of the Square, it is Important to maintain connectivity with the block across the street. Enhanced mid-block crossings with increased visibility will create a safer pedestrian crossing environment. Utilizing a different color and/or type of pavers can provide the desired distinction.

9 Biergarten/Dining Patio

Associated with the preservation of the old filling station at the southwest corner of the Square, this semi-private space will provide additional outdoor gathering opportunities for visitors to Downtown and can also assist with serving alcohol for special events.

Downtown Core Illustrative Vision Excerpt, Downtown Square

THE VISION: SPECIAL FOCUS AREAS
PECAN STREET



1 Pedestrian-Focused Street

A redesigned Pecan Street will focus on restoring the prominence of the pedestrian on this historically significant block of Downtown. Providing wider sidewalks, mid-block crossing, and parallel parking will assist in this goal. This street should have the ability to close to through traffic for special events, utilizing removable bollards, and become an extension of the Square.

2 Preserved and Enhanced Building Frontage

The character of the covered sidewalks along Pecan Street (and throughout the Core) should be preserved and enhanced to support the Vision of Downtown. Shade should be required to be maintained, renovated, and/or enhanced in a period-appropriate architectural vernacular.

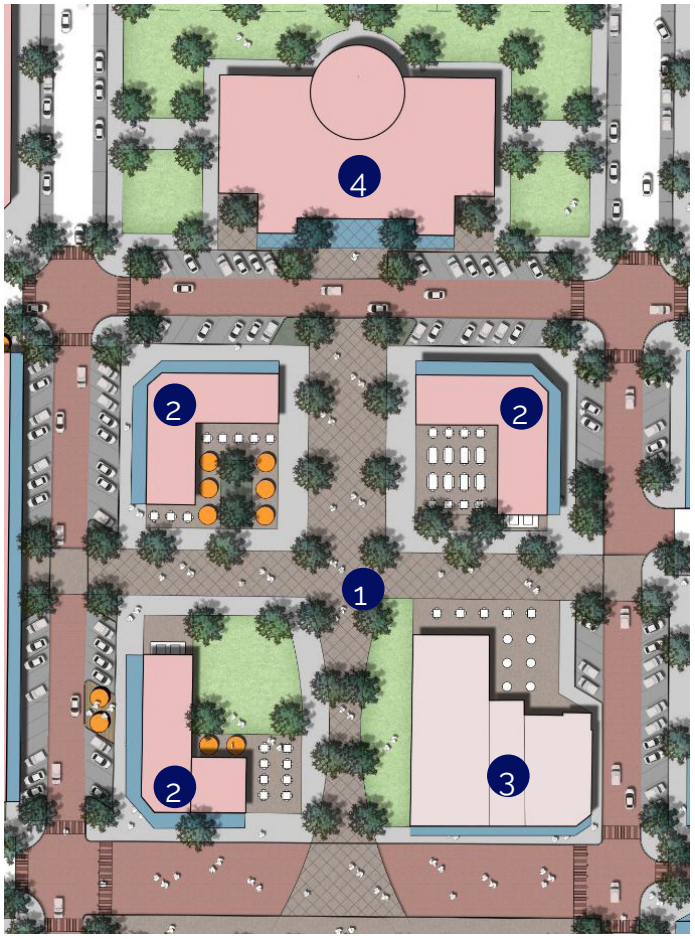
THE VISION: SPECIAL FOCUS AREAS
PECAN STREET CONT...

Pecan Street serves as a gateway into the Downtown Core from the heavily-traveled Preston Road corridor. The block between Louisiana and Ohio is a reminder of Celina's heritage with most of the original structures still standing. The Vision for this block is to create a street that celebrates Celina's historic structures by activating the spaces around them. The street itself should be redesigned to include wider sidewalks, parallel parking on both sides, period-appropriate shade structures, and landscaping.

Removable bollards on Pecan Street, between Louisiana and Ohio (i.e. Civic Street), will allow the City to close the street to vehicles and provide space for activities such as farmers markets and festivals. Pedestrian Way, which will connect the Square to Patio Plaza, will be a multi-purpose, pedestrian-oriented area, and will be permanently closed to vehicular traffic. This pedestrian friendly and vibrant design element will complement Celina's historic character and contribute to events on and near the Square.

Vision Rendering of Pecan Street, Looking West from above the BNSF Railway

3 **Patio Spaces**
Throughout the Pecan Street area, opportunities for patio space is abundant and will provide for unique outdoor spaces. Private, semi-private, and public common space could be developed in this area.



THE VISION: SPECIAL FOCUS AREAS
PATIO PLAZA

1 View Corridor and Connection

Patio Plaza is intended to be a pedestrian-oriented space that blurs the lines between restaurant patios, lively shops, and shared gathering space. This Plaza will serve as a connection from the Downtown Square to a future institutional-use building on the north side of Beech Street and should ensure that the view is unobstructed from the Square to the north side of Beech. Special events, festivals, art walks, etc. can be held in Patio Plaza and can serve to connect and extend the Downtown Square.

2 Double Frontage

The Vision of this block is to reinforce the street edge with new buildings that support the Vision of the Downtown Core. These buildings should have double frontage, facing the street along the outer perimeter and the shared space to the inside for enhanced walkability. Parking can be accommodated on-street and adjacent surface lots or structures throughout the Downtown Core.

THE VISION: SPECIAL FOCUS AREAS
PATIO PLAZA CONT...

Patio Plaza is an extension of the active Downtown Square and provides a place for public and private events to take place. Framed by a new institutional-use anchor to the north and the Downtown Square to the south, this space provides additional dining, retail, and gathering opportunities.

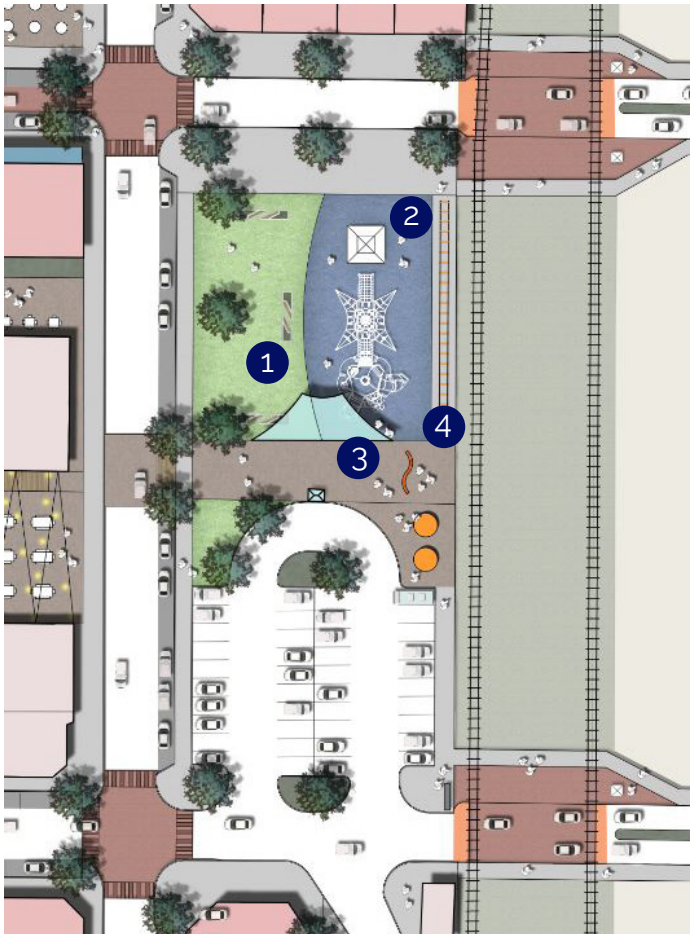
3 Preserved Existing Structures

The southeast corner of the Patio Plaza block contains several historic and contributing structures that should be preserved and enhanced, if possible, to support the Vision of Downtown.

4 Civic Presence

It is important to plan for institutional uses, such as expanded municipal facilities, as the town experiences exponential growth in the near future. A new structure that can serve as the civic anchor to the Downtown Core to the north will provide needed daytime activity to the area, as well as potential customers for the service industry in proximity.

Downtown Core Illustrative Vision Excerpt, Patio Plaza



THE VISION: SPECIAL FOCUS AREAS
FOUNDER'S PARK

1 Shade & Green Space

At the southeast corner of Pecan Street and Louisiana Street, a patch of green space is provided within Founder's Park to allow for open play, reading a book under a tree, or watching children on a new and enhanced playground.

2 Lookout Tower

The updated playground concept features unique and one-of-a-kind structures that serve as a gateway into the Downtown Core and that are iconic. Complementing the adjacency of the railroad, the play structures could be designed to mimic features of an old rail depot, such as a tall watch tower, where children can climb to the top and view the existing railway and the train as it approaches.

THE VISION: SPECIAL FOCUS AREAS
FOUNDER'S PARK CONT...

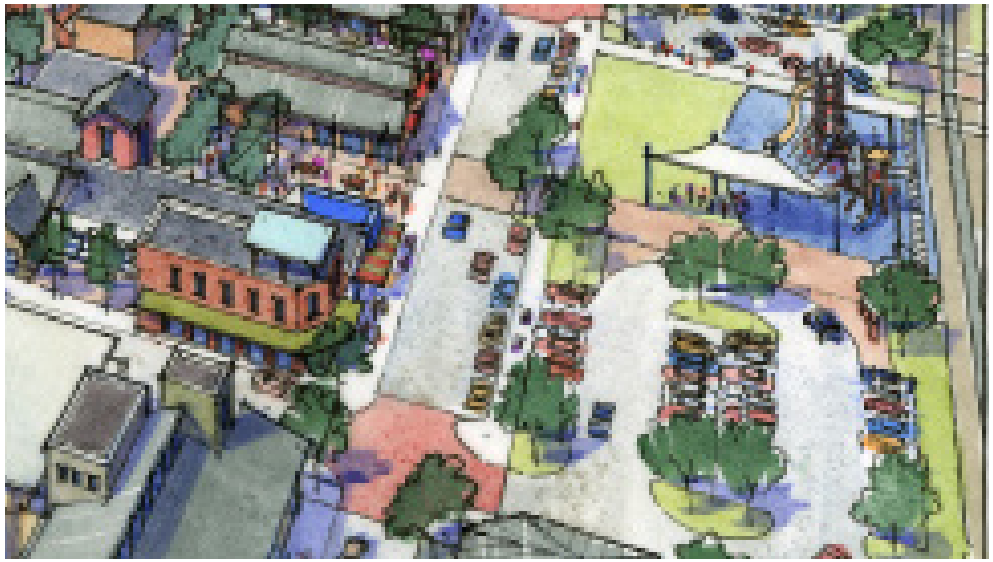
Open space in Celina can provide many advantages: formal and informal sport and recreation, preservation of natural systems, provision of green space, and even urban storm water management. Thus, green space must be a key consideration in the Park enhancement plans for Founder's Park.

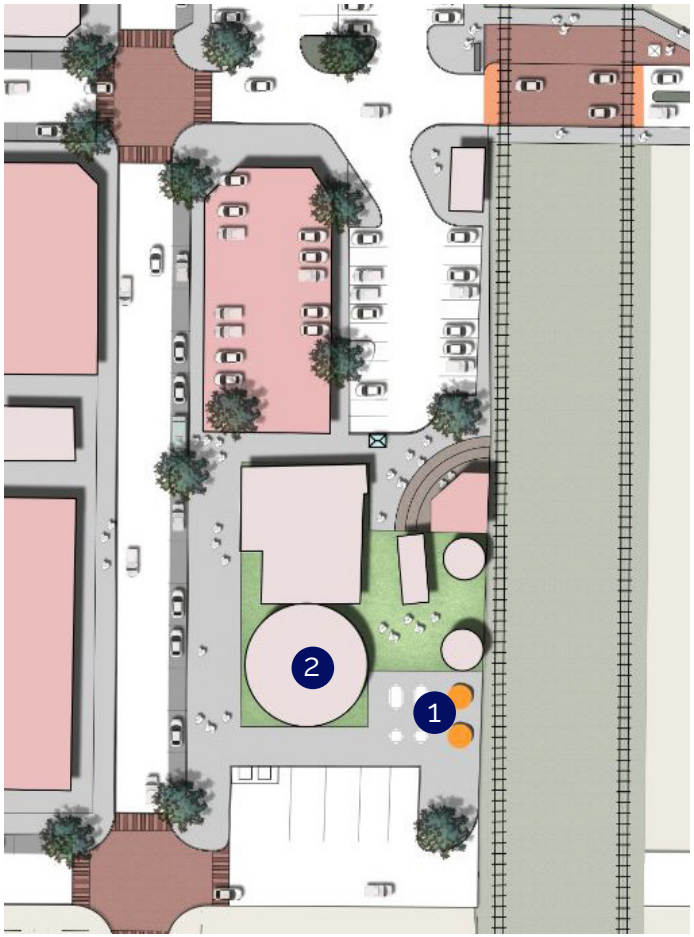
3 Celina Heritage Monument

A true monument to the Founders of Celina, this park should provide a space to celebrate the heritage of Celina and the adjacent railway. A series of modern and historic design elements would fit well in the new Founder's Park.

4 Train Raceway Trail

The raceway trail is a proposed linear pathway parallel to the adjacent train tracks that are still in use. Separated by a fence, this raceway will provide an area for children and adults to view, watch, or race the passing trains.





THE VISION: SPECIAL FOCUS AREAS
MARKET & SILOS

An active area containing the iconic grain silos that reflects the heritage of Celina.

1 Local Retail

This area should be a place to showcase local retail in a multi-functional setting. Uses may include pop-up shops, farmers markets, or other local retail offerings.

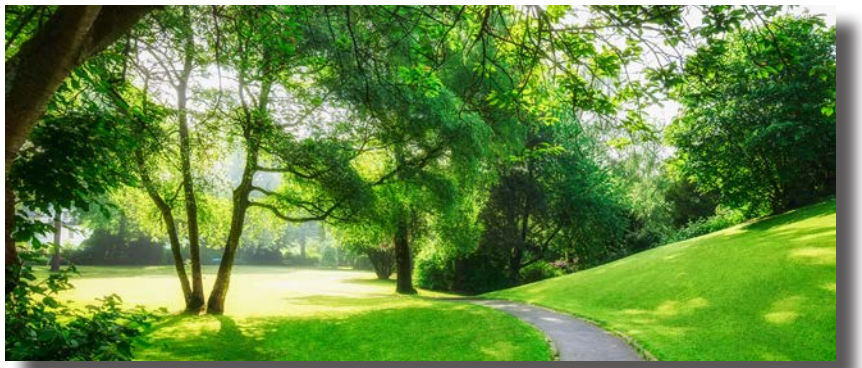
2 Retrofit Existing Structures

There are many different uses the silos could support, such as rock climbing, makers space, rehearsal space, etc. The goal of this concept is to re-purpose the site into an active community gathering space.

THE VISION: SPECIAL FOCUS AREAS
BOBCAT STADIUM AREA

Planning for the future of Bobcat Stadium is an important community undertaking. This concept is to begin that discussion and set forth a Vision of preserving the heritage of the Stadium area. There is a great opportunity to transform the Stadium and surrounding area into a regional park that can serve Downtown and beyond with a multitude of recreation opportunities.

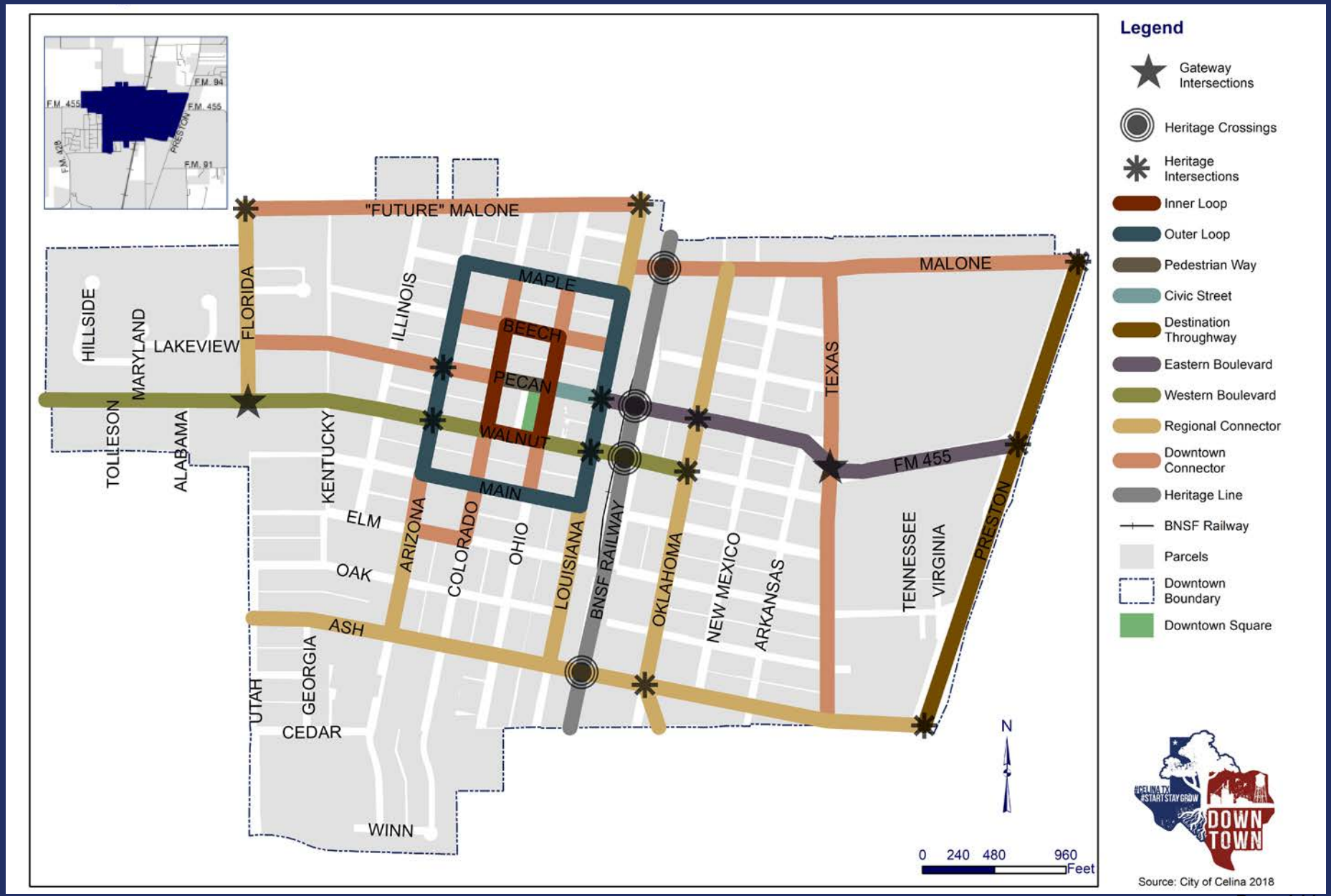
1 Downtown Gateway Opportunity
The site should serve as a gateway into the Downtown area as you travel from the Preston corridor. There is an opportunity for the park itself to be an iconic landmark within the city.



2 Passive and Active Recreation
Providing both passive and active recreation space will serve Downtown in recreation offerings. The creek corridor that cuts through the site should serve as a trail linkage to the rest of the mobility network.

THE VISION: SPECIAL FOCUS AREAS

MOBILITY FRAMEWORK



THE VISION: SPECIAL FOCUS AREAS
MOBILITY FRAMEWORK CONT...

The Mobility Framework is an exciting component to this Downtown Master Plan. It sets forth a Vision unlike any other. One that maximizes usable commercial frontage for new businesses, shops, galleries, and other destinations by creating two special "loops" within the Downtown Core instead of providing only linearly planned roadways.

The Inner Loop is envisioned to be significantly pedestrian-focused with wide walkways to host not only pedestrians, but also outdoor dining, artwork, parklets, and other vibrant placemaking installations. The Outer Loop is envisioned to be the main Downtown Core circulator, with "Alternative Wheels" (ex. bicycles, scooters, hoverboards, golf carts, etc.) being the main priority, but vehicles and pedestrians also being accommodated. Providing a loop focused on Alternative Wheels can help connect Downtown in its new walkable, bikable context— one that does not require a vehicle to experience. Loading and unloading zones for automated vehicles, ridesharing, or future trolley-type vehicles should be provided in multiple locations within the Outer Loop.

Parking should be grouped along the Outer Loop as much as possible, within each and every block, to provide for parking to serve the Downtown Core businesses and residences. Phased parking strategies should be deployed, from decomposed granite to paved surface parking to parking structures.

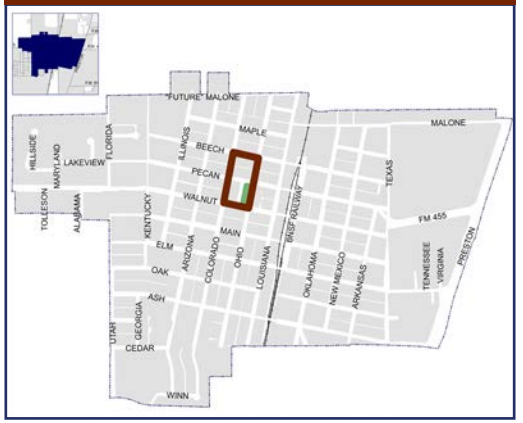
Pedestrian-oriented Street

THE VISION: MOBILITY FRAMEWORK

INNER LOOP

The Inner Loop will be the central circulator for the Downtown Core. The Inner Loop will consist of Ohio Street to the east, Beech Street to the north, and Colorado Street to the west, and Walnut to the South. In addition to maintaining similar characteristics to the other Loop streets, Walnut Street will also accommodate two-way traffic. To create a community destination and to support the core retail in the Downtown Square, the Inner Loop will be designed to accommodate both vehicular and pedestrian traffic. To accommodate vehicles, on-street parking will be placed on both sides of the Inner Loop. Uniquely designed patios/parklets placed around the Inner Loop will help to invite pedestrians around the Downtown Core. These patios will provide public gathering spaces along the sidewalk as well as a buffer from the traffic on the street. Street patios will be the depth of the angled parking on one side of the street so that they do not impact the street sections. The length of the street patios will be determined on a case by case basis when evaluating contextual conditions at the time of design.

INNER LOOP



Modal Priorities:

- Pedestrians
- Alternative Wheels
- Vehicles

Design Principles:

- Provide a pedestrian and vehicular circulator for the Core
- Allow for pedestrian-scaled storefronts to line the street
- Use red brick pavers to differentiate from other streets in district
- Include the installation of wide covered sidewalks
- Provide angled on street parking
- Explore appropriate locations for street patios to provide on street gathering spaces

THE VISION: MOBILITY FRAMEWORK
INNER LOOP CONT...

1 *Pedestrian friendly sidewalks*

2 *Storefront focus*

3 *Store front parklet*

4 *Patio seating*

In addition to encouraging pedestrian mobility, sidewalks should be constructed wide and provide an ample amount of space for multiple purposes, including people walking, patio seating (when possible), creating a buffer from traffic, and decor and added landscaping.

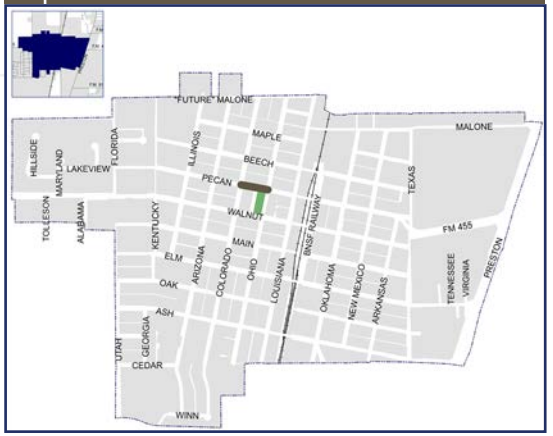
Storefronts should provide both pedestrian-oriented and street-oriented signage. Design criteria should be a Historic/Texas style, including pedestrian blade signs; consistent setbacks; and special attention noted to physical details, such as visual interest, lighting, material, and awnings.

Inner Loop should be designed with pedestrians and Alternative Wheels in mind, keeping community gathering space at the forefront. Features along Inner Loop will serve as an inviting environment for pedestrian activity and enjoyable components to the Downtown destination.

THE VISION: MOBILITY FRAMEWORK
PEDESTRIAN WAY

The section of Pecan Street between Ohio and Colorado is proposed to be transformed into a pedestrian plaza that links the Downtown Square and the redevelopment opportunities to the north. This space will resemble a city street in form but function as an area for pedestrians and events. The design of the Pedestrian Way should be pedestrian-focused, and grade changes, such as curbs, should be removed or minimized. Pedestrian Way should be engineered to withstand utility or food trucks that may need to access the space for special events and should contain power and other necessary utilities for successful event facilitation.

PEDESTRIAN WAY



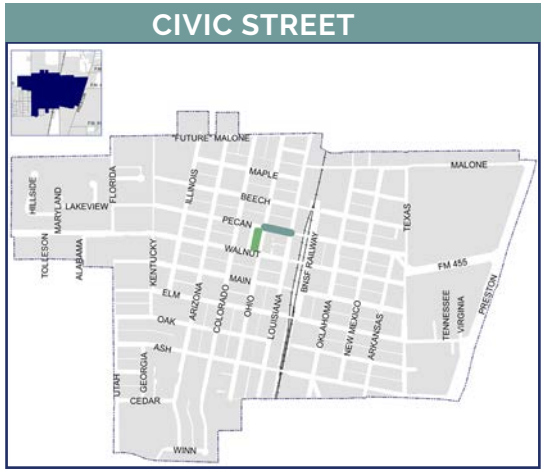
Modal Priorities:

- Pedestrians
- Alternative Wheels
- Vehicles

Design Principles:

- Act as a connective pedestrian plaza for the Downtown Square
- Create a barrier free design to add to the multi-functionality
- Use red brick pavers to match inner loop paving materials
- Provide removable bollards to allow for food trucks to access the space
- Install enhanced landscaping and street lights

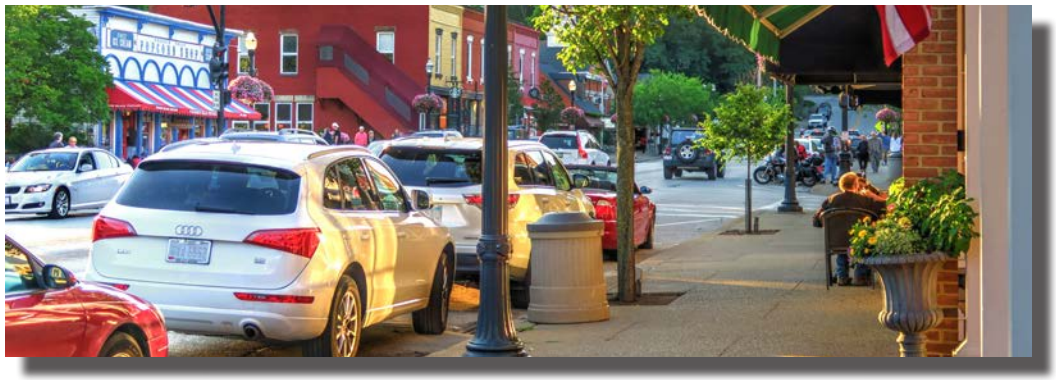
THE VISION: MOBILITY FRAMEWORK
CIVIC STREET



The Civic Street is a very important and unique section of Pecan between Louisiana and Ohio. This street is supported by mostly original structures to Downtown and has a historic look and feel. The street should be re-designed to include parallel parking on both sides that will enable the sidewalks to be widened and additional branded landscaping and other features to be installed. Civic Street is proposed to be redesigned with removable bollards so that it can be shut down during special events but be open to through traffic at other times. As an extension of the Downtown Square, it should also have red pavers.

Modal Priorities:

- Pedestrians
- Alternative Wheels
- Vehicles

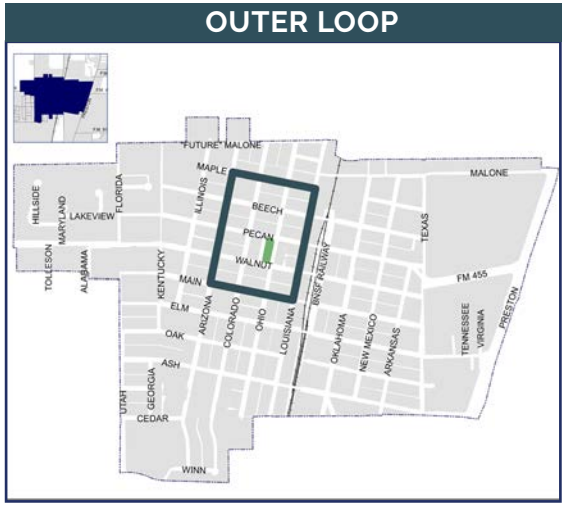


Design Principles:

- Represent the small town Texas charm of Celina
- Serve as a pedestrian focused street
- Provide wide sidewalks that can accommodate sidewalk sales and dining
- Include removable bollards to close street for special events
- Install enhanced landscaping and street lights
- Allow for better north/south connectivity for pedestrians with mid-block crossings

THE VISION: MOBILITY FRAMEWORK
OUTER LOOP

The Outer Loop is a two-way circulator around the Downtown Core that will be designed to keep vehicular traffic away from the Inner loop as much as possible, as well as support the parking needs of Downtown. The Outer Loop will consist of Louisiana to the east, Maple to the north, Arizona to the west, and Main to the south. The streets will have parallel parking on at least one side of the street. The majority of the Downtown Core's future surface lots and parking structures should be located with access from the Outer Loop. To further complement the mobility needs of Downtown, paths and separated/buffered facilities for Alternative Wheels should be provided along all four streets of the Outer Loop, in addition to separated sidewalks or trails for pedestrians.



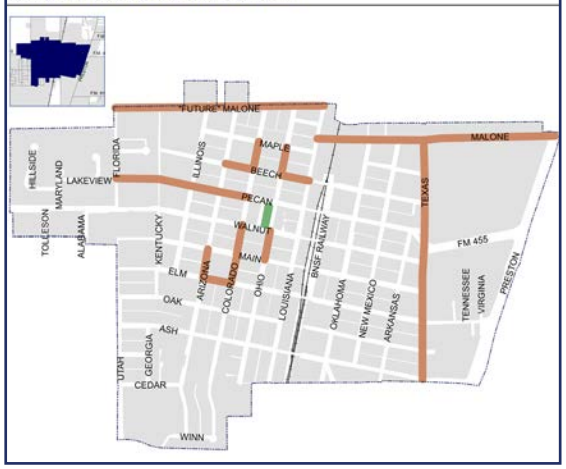
Modal Priorities:

- Alternative Wheels
- Pedestrians
- Vehicles

Design Principles:

- Create the primary circulator for Alternative Wheels within the Core
- Act as a secondary circulator for the Square
- Provide parallel on-street parking
- Allow for wide sidewalks
- Install enhanced landscaping and street lights
- Provides access to additional surface parking lots
- Mid-block crossings

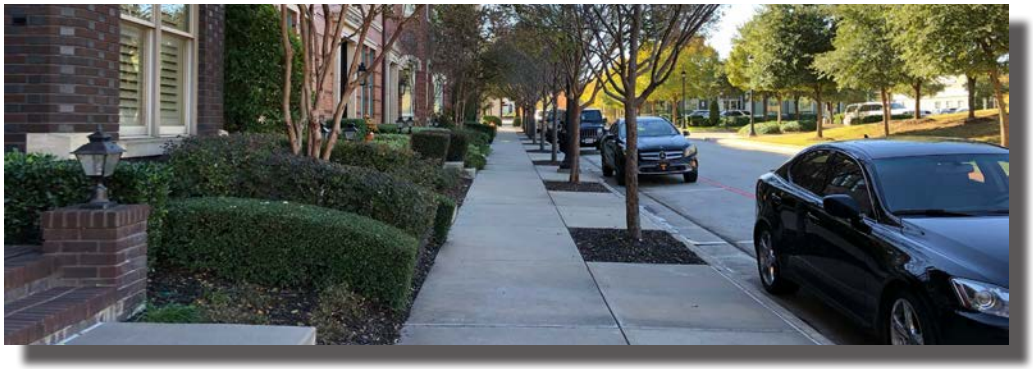
DOWNTOWN CONNECTORS



THE VISION: MOBILITY FRAMEWORK
DOWNTOWN CONNECTORS

Downtown Connectors serve as key linkages between Outer Loop and Inner Loop, as well as between the Regional Connectors that serve as entrances and exits to and from Downtown. They can provide additional on-street parking opportunities, as well as access to parking areas. These streets should also function as pedestrian connections leading visitors into Downtown.

Special consideration should be made to protect existing residential uses from speeding or unwanted cut-through traffic by providing features that slow design speed.



Modal Priorities:

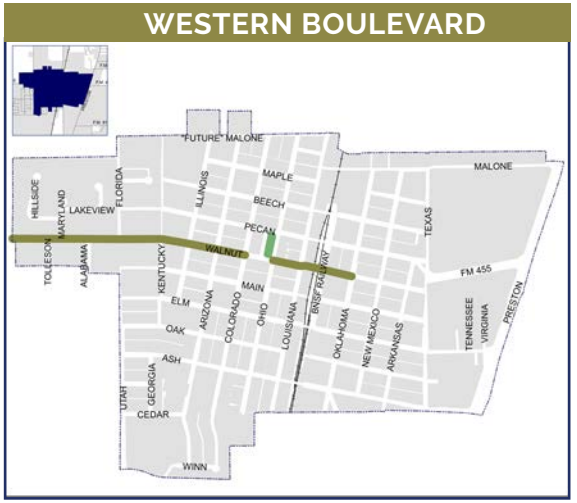
- Vehicles
- Alternative Wheels
- Pedestrians

Design Principles:

- Serve as short blocks used to link the district
- Provide parallel or angled on-street parking
- Allow room for wide sidewalks
- Include enhanced landscaping and street lights

THE VISION: MOBILITY FRAMEWORK
WESTERN BOULEVARD

Western Boulevard is a key corridor that serves as a gateway, coming from the west, into Downtown. The community envisions Western Boulevard to keep its residential form and character but would like to see low impact commercial uses occupy residential-type structures. Western Boulevard, when reconstructed, repaired, or otherwise adjusted, should provide multi-modal accommodations for an important connection for bicyclists and other Alternative Wheels into Downtown.

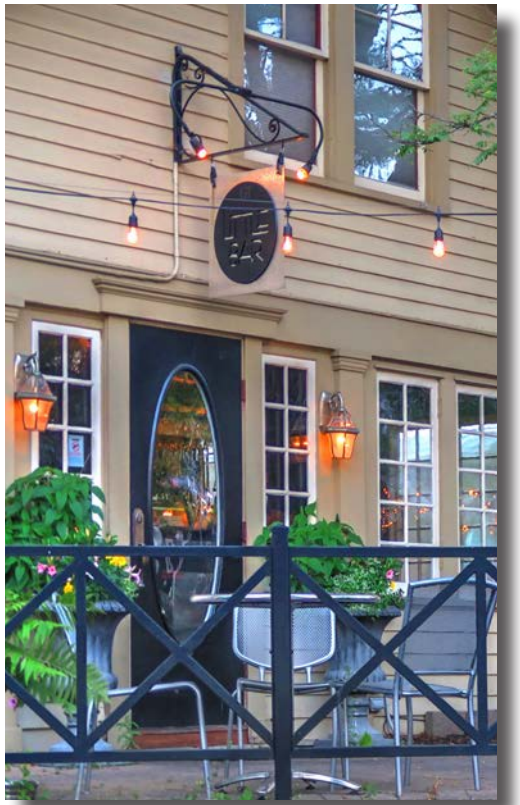


Modal Priorities:

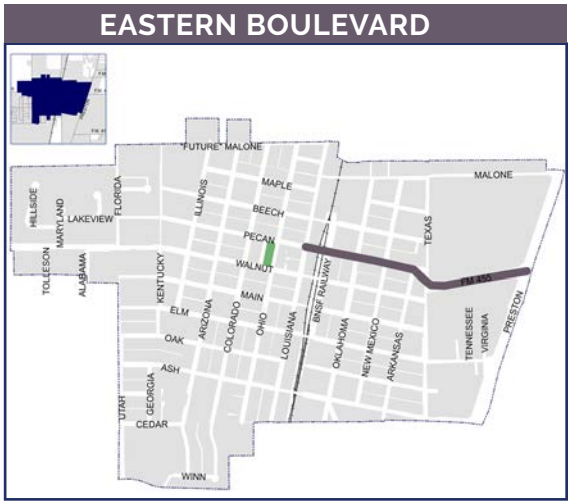
- Alternative Wheels
- Pedestrians
- Vehicles

Design Principles:

- Serve as gateway into Downtown with residential and commercial uses
- Maintain residential nature of the corridor in terms of building design and form
- Provide connections into trail network and provide pedestrian corridor through Downtown
- Develop wayfinding and branding for corridor streetscape to include street light ornamentation, signage, and directional Downtown wayfinding



THE VISION: MOBILITY FRAMEWORK
EASTERN BOULEVARD



Eastern Boulevard, similar to Western Boulevard, serves as a key gateway coming into Downtown, but from the east. The community envisions Eastern Boulevard to have a more commercial nature and is comfortable with multi-story structures and denser housing, but would like for the architectural design to be of very high quality, Historic/Texas in nature, and for the area to be walkable and bikable. Eastern Boulevard when reconstructed, repaired, or otherwise adjusted, should provide multi-modal accommodations for an important connection for bicyclists and other Alternative Wheels into Downtown.

Modal Priorities:

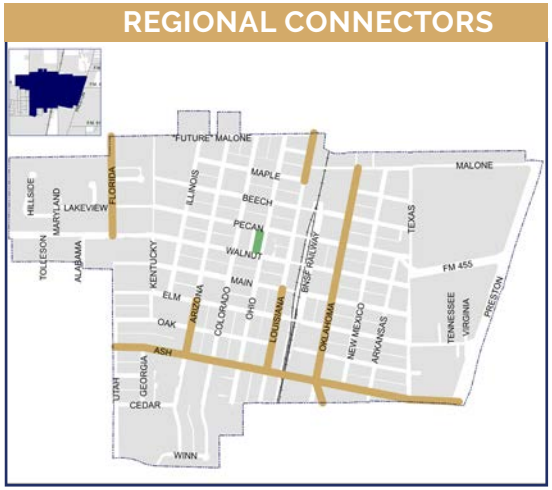
- Vehicles
- Alternative Wheels
- Pedestrians

Design Principles:

- Serve as gateway into Downtown with residential and commercial uses
- Provide multi-story structures with high quality design
- Provide connections into trail network and provide pedestrian corridor through Downtown
- Develop wayfinding and branding for corridor streetscape to include street light ornamentation, signage, and directional Downtown wayfinding

THE VISION: MOBILITY FRAMEWORK
REGIONAL CONNECTORS

Regional Connectors provide access to and from Downtown. Special treatment should be given to Regional Connectors, from a branding perspective, to include landscaping, street lighting, Alternative Wheels accommodations, public art, and other enhancements.



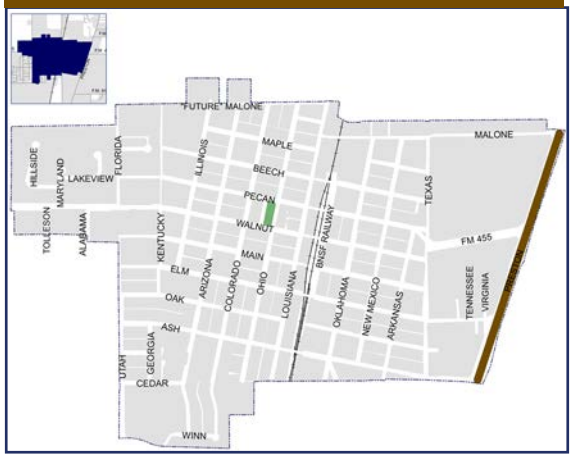
Modal Priorities:

- Vehicles
- Alternative Wheels
- Pedestrians

Design Principles:

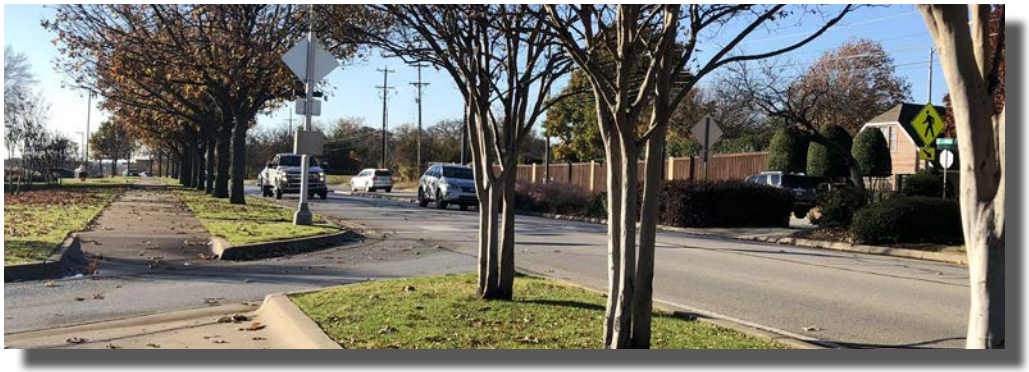
- Serve as local thoroughfares within the district
- Provide branded elements to link into other character streets in the district
- Develop wayfinding and branding for corridor streetscape to include street light banners, signage, directional Downtown wayfinding

DESTINATION THROUGHWAY



THE VISION: MOBILITY FRAMEWORK
DESTINATION THROUGHWAY

The Destination Throughway (Preston Road) is the eastern boundary of Downtown. This major regional thoroughfare serves as the front door to Celina and a heavily traveled access point into and Downtown. While the road is currently owned and maintained by TxDOT (Texas Department of Transportation), enhancements can be made to the aesthetics and branding of the area through coordination with TxDOT. Some improvements may include street lighting, enhanced landscaping, identity and wayfinding signage to invite visitors to Downtown.



Modal Priorities:

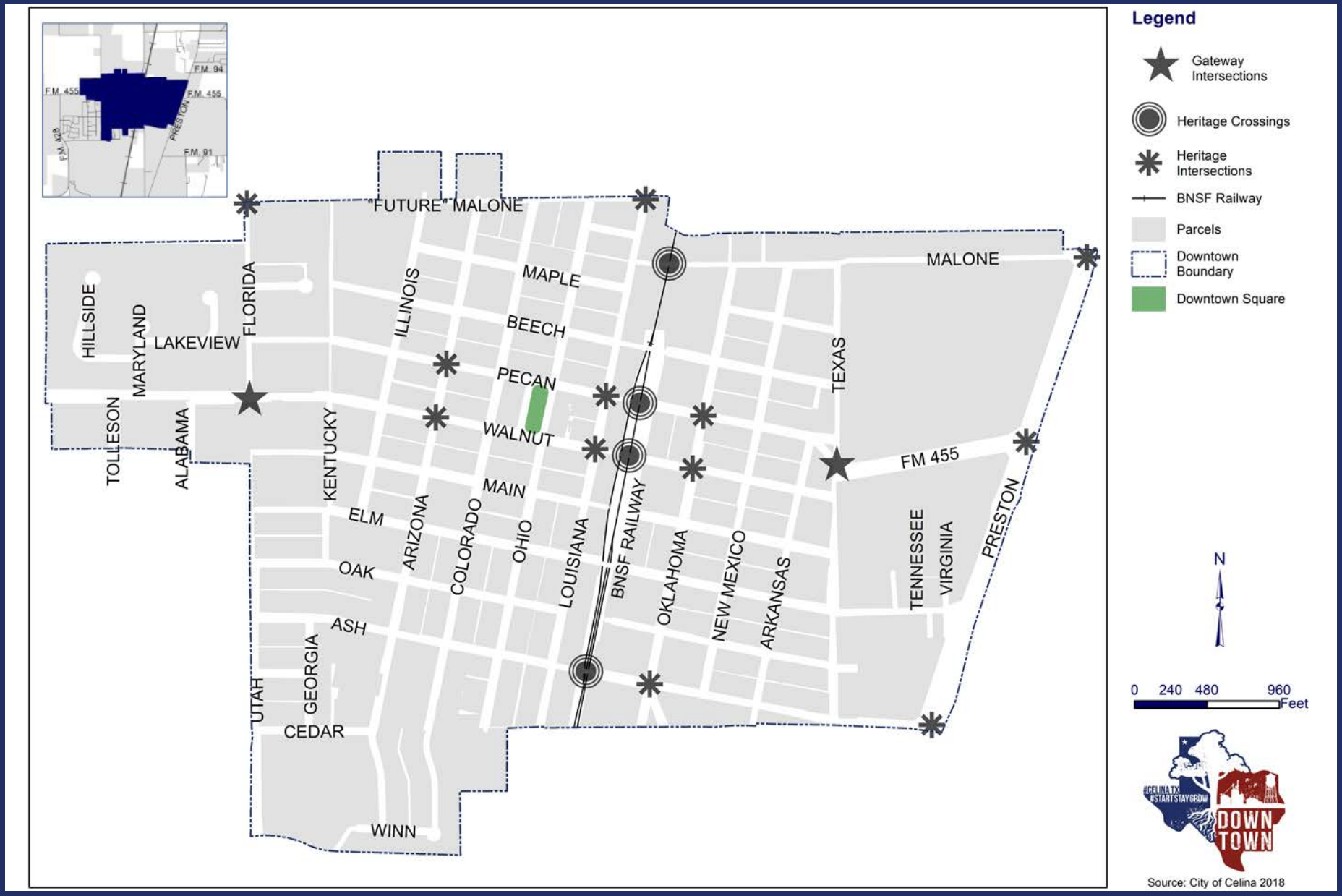
- Vehicles
- Alternative Wheels
- Pedestrians

Design Principles:

- Enhanced median landscaping to define the Downtown edge
- Enhanced street lighting
- Wayfinding at intersections to invite into Downtown

THE VISION: MOBILITY FRAMEWORK

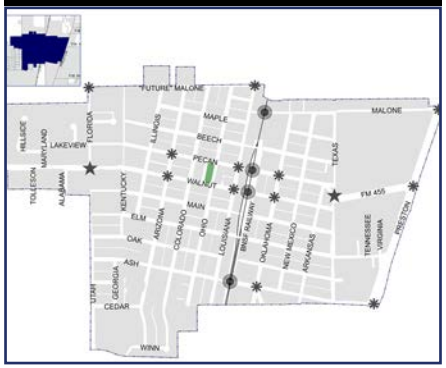
BRANDING OPPORTUNITIES



THE VISION: MOBILITY FRAMEWORK

BRANDING OPPORTUNITIES: GATEWAYS

GATEWAYS



Currently, Downtown has two gateways at intersections along FM 455—the first at Texas in Gateway East and the second at Florida in Gateway West. Gateways serve as the grand entrance into Downtown and should be reflected as such in their design. Design criteria should be enforced to reflect large over-hangings stretching across the roadway and easily visible wording showcasing the area's name. Gateways also serve as community gathering places and special attention should be considered for pedestrian mobility at the intersections.

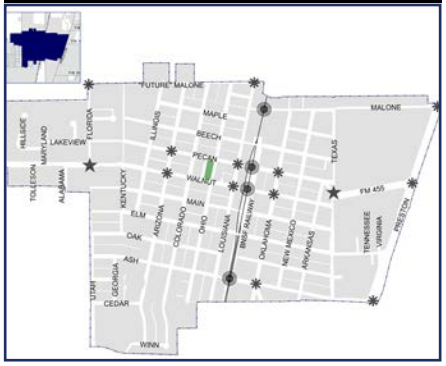
Modal Priority

- Vehicles
- Alternative Wheels
- Pedestrians

Design Principles:

- Large signage to reflect a grand entrance for both vehicular and pedestrian traffic
- Over-hanging signage across roadways
- Ample space provided for pedestrian gathering
- Enhanced lighting along the roadway and signage to maintain an entrance after hours

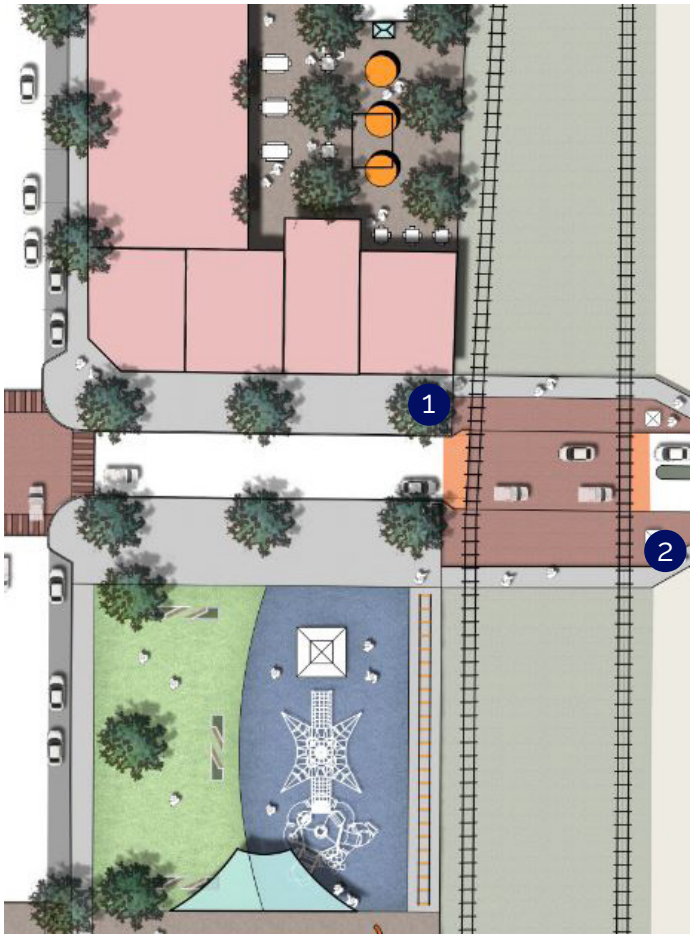
HERITAGE CROSSINGS



THE VISION: MOBILITY FRAMEWORK

BRANDING POSTS: HERITAGE CROSSINGS

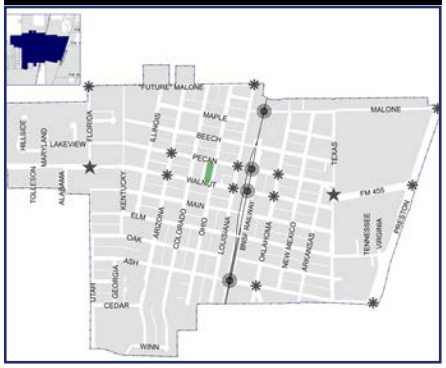
Crossing the rail within the study area is significant as it transfers the user into a different pattern of uses and character district. The road and rail bed provides an opportunity to show this transition with colored pavement announcing the crossing as well as making it much more visible. The rail crossings in the Downtown area should be designed to provide a safe experience for both automobile and pedestrian. Identity and wayfinding elements should be placed at these crossing, further announcing the arrival into a specific character district. This can be as simple as a low wall with signage for the Downtown area or a complete wayfinding system directing visitors to specific areas of interest.



1 **Landmark entry signage**

2 **Increase visibility of crossings**

HERITAGE INTERSECTIONS

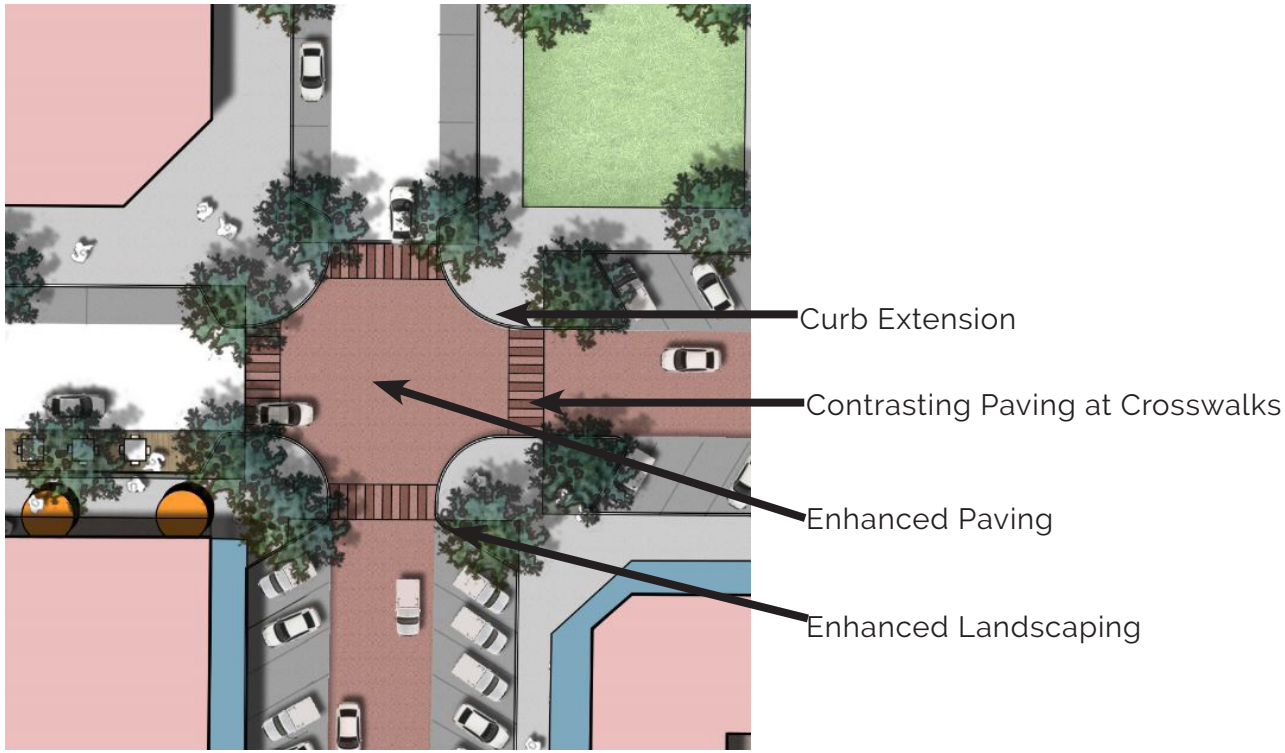


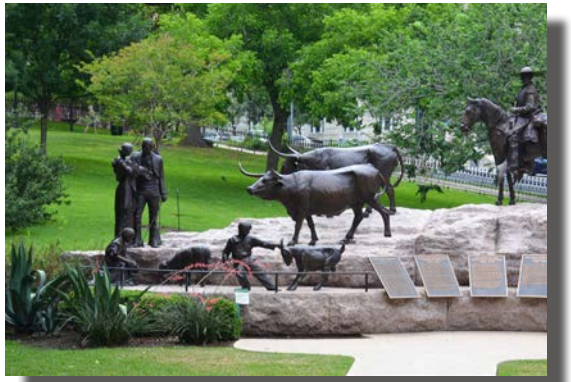
THE VISION: MOBILITY FRAMEWORK

BRANDING POSTS: HERITAGE INTERSECTIONS

Downtown Core intersections should receive a high level of attention and detail. The enhanced intersections should include specialty vehicular paving, such as a rumble paver that slows down vehicular traffic and gives an "old town" feel to the sights and sounds of Downtown. Pedestrian crossing distances should be reduced in length through design when using crosswalks. Not only does the intersection become more pedestrian friendly but it can also act as a plaza or gathering area for special events when the street is shut down. Applying accessibility (ADA) standard ramps with the right materials and finishes will help achieve a safe and attractive intersection and environment. Current and future sides of intersections should be improved with:

- landscape areas,
- public art in some cases,
- hardscape finishes, such as pavers or colored concrete, and
- potential raised seat walls addressing grade issues.





THE VISION: MOBILITY FRAMEWORK

HERITAGE LINE

Current Conditions

Current Conditions

The Heritage Line has a large and noticeable presence in the community. The Railway is owned by BNSF Railway and serves as a major thoroughfare for freight and the movement of commercial goods, mainly raw materials. Over time, the aesthetics and development of the areas adjacent to the Heritage Line have largely been ignored, other than the community's enjoyment of the views of the historic structures alongside of it.

To turn the Railway's presence in Downtown into a more positive and asset-based experience, adjacent properties should be thoughtfully planned to provide improvements on the Louisiana Street side of the development and the Heritage Line side of any development.

Strategy 4.1: Partner with BNSF Railway and the appropriate parties to enhance the Railway's right-of-way, including the installation of aesthetically pleasing landscaping and/or hardscape.

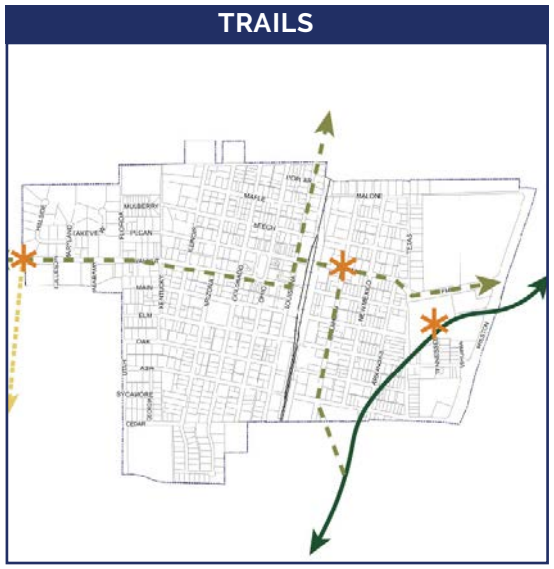
Strategy 4.2: Implement Quiet Zones, per the community's feedback, to reduce noise and encourage residential development.

Strategy 4.3: Work toward potential usage of the existing siding Downtown for passenger rail opportunities, including destination trains.

Development Fronting Railway

Development Fronting Railway

THE VISION: MOBILITY FRAMEWORK
TRAILS



Downtown is envisioned to be a pedestrian-friendly collection of special places, connected by a series of sidewalks, plazas, and Alternative Wheel pathways. Trails should serve an important role to encourage people to walk throughout Downtown. Opportunities to connect trials through, to, and from Downtown will occur as the main streets are improved. Wide sidewalks and designated Alternative Wheel pathways should be included in these improvements.

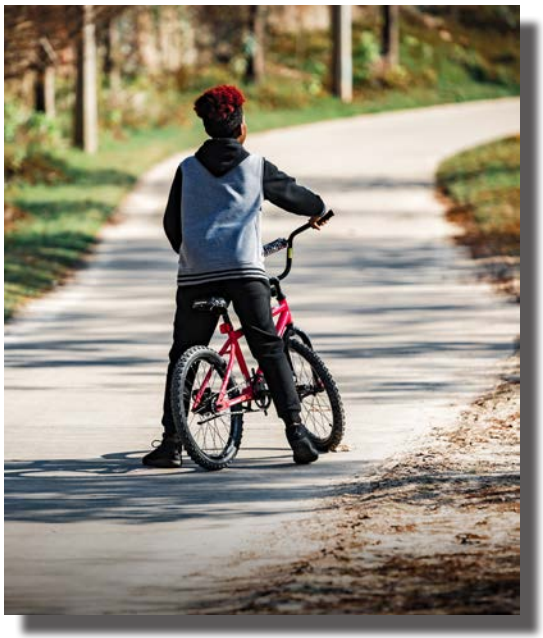
Specially designed trailhead areas should be provided in Downtown to provide both special places and key connections within the Mobility Framework. These spaces should include seating, bike racks, and applicable signage with the trail name and a map.

Trailhead Connection
Connection point to Downtown pedestrian network

Thoroughfare Spine Trail
Trail opportunity within future street improvements

Easement Trail
Trail opportunity within existing easement

Greenbelt Spine Trail
Trail opportunity within Doe Branch Creek corridor



THE VISION
BRAND FEATURES

It is essential to ensure that each next step in Downtown is taken with branding and marketing in mind. Branding is a very effective tool in economic development efforts because it takes a coordinated and strategic approach to telling Downtown's story through messaging and through physical improvements. Communicating to the world about what is unique about Celina and what the community would like Downtown to be can attract new residents, employees, and investment that share the same goals and Vision. With that in mind, the following design elements can assist in communicating the Downtown brand:

Strategy 4.4: Construct and require amenities that involve the four key themes of the future Downtown brand: Texas, family-friendly, outdoor living, and entertainment.

Strategy 4.5: Construct and install improvements to Heritage Crossings per the Character Framework provided in Chapter 4.

Strategy 4.6: To add to a "sense of place" and to remind residents and visitors that they are in Downtown Celina, special effort should be made to unify a look for sign toppers with the names of the Character Districts or "Historic Downtown," pole banners for events, benches, trash cans, monuments, and public art that contributes to a Historic/Texas feel.

Splashpad

Texas and Outdoor Themes

Branded Sign Toppers

THE VISION: BRAND FEATURES

ARCHITECTURAL DESIGN

Downtown is a large area, and architectural design can create a special cohesiveness to build on the Square-area's charming look and feel. Through the enforcement of future zoning regulations and a Downtown Commission, buildings should be designed, renovated, and constructed in a manner that is complementary to one another and to reflect a Historic/Texas style (examples below) as preferred by the community. While buildings do not have to look exactly alike, they should share similar features, such as materials, building heights, signage, landscaping, awnings— all creating a unified sense of place.

The characteristics of the style can be described as use of brick or stone, earth-tone/muted colors, rustic, authentic, building articulation, and Texas/western imagery.

Strategy 4.7: Require consistency in building and architectural design that reflects a "Historic/Texas" style as selected by the community. Design does not have to be the same from one building to the next, but they should be complementary. Lighting and signage on buildings and within the Downtown should be of a limited and neutral color palette with an emphasis on looking historic (i.e. pre-1950's) and having pedestrian-orientation, in addition to broader visibility.

During Engagement Day on the Square, the Historic/Texas style was voted as the preferred style of Downtown. Pictured at right is the Historic/ Texas style board from Engagement Day.

THE VISION: BRAND FEATURES
ARTS & CULTURE STORYTELLING

Strategy 4.8: Infuse Downtown with art and culture storytelling at every turn.

"Public art—such as memorials, historical monuments, installations, murals, sculptures, mosaics, decorative features, and functional elements—is an important element in placemaking. Unlike art in private spaces, public art is ideally site-specific and attuned to its social, economic, and environmental context. Public art can contribute to urban design and the revitalization of civic infrastructure; enhance and personalize public space; comment on environmental and social conditions; and activate civic dialogue." - American Planning Association

Celina's culture is largely rooted in its agricultural heritage, being Texan, and the small town atmosphere, which should permeate the public art that gets installed. Encouraging and incentivizing creative people to locate their businesses or to live Downtown will bring economic development to Downtown and can add to Downtown's sense of place and its inventory of artistic assets.

The City started a new mural program in 2018 to commission a mural to be painted on the side of the historic building on the south side of Walnut Street, currently occupied by the City's Economic Development Corporation, and to formally recognize the beautiful murals already Downtown. The City can continue adding to Downtowns artistic assets by encouraging more murals to be painted which tell Celina's story, especially on blank walls, and by installing public art in City-owned areas that specifically reflect a brand that should be developed in a standalone Branding and Marketing Strategy. Events, festivals, and programming can also assist with adding more arts and culture to Downtown, to be detailed further in the Form and Function Chapter.

Downtown Mural - Pecan Street

Downtown Mural - Preston Road

Downtown Mural - Tender Smokehouse

THE VISION: BRAND FEATURES

BRANDED LANDSCAPING

Strategy 4.9: Construct and install improvements within the "public realm," generally within public rights-of-way or in community gathering spaces, with landscaping that has a Texan "flair," lighting that looks historic (i.e. pre-1950's), and with a specific and limited color palette.

- Use of gravel, rocks, or decomposed granite
- Drought-tolerant plants of vibrant and dusty green colors complemented by pops of color (ex. purples, blues, and oranges)
- Blends of sharp textures with softer textures
- Recognizing that water is a precious resource in Texas, environmentally-friendly and modest water features, such as a small recirculating fountain can add an elegant Texan appeal
- Drought-tolerant shade trees
- Texan-themed art, seating, planters, and/or family-friendly amenities for resting and people watching

Texan Flair Landscaping

#CELINA TX
#START STAY GROW
DOWN TOWN

FORM & FUNCTION 5

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FORM & FUNCTION

Downtown is not all about design— it is also about how the Downtown works and operates. The Form & Function Chapter sets forth Strategies to ensure that Downtown is not only a beautiful and vibrant place, but it is also clean and functions smoothly for the community.

Downtown Square

FORM & FUNCTION

City Hall & Public Library, Southlake, TX

Downtown is a special place, full of spirit and soul, with an emphasis on Texas style, family-friendly amenities, outdoor living, and entertainment. To truly realize a sustained special place, certain strategies should be deployed. The City has expressed interest in deploying a hybrid form-based code approach (to be detailed further in the Implementation Chapter) which focuses on the height, siting, design, and interaction of built features in Downtown rather than being rigid with what uses go where. This type of approach is key to creating a destination that is walkable and car-optional, as called for by the community during the planning process. In addition to walkability being desired by the community, creating a fascinating and walkable Downtown with necessities and amenities in close proximity to thousands of households is also in high demand in the marketplace and has shown to be timeless.

With that in mind, below are five additional topic areas that future Downtown zoning and associated regulations should accommodate, require, and/or incentivize:

1. Buildings
2. Community Gathering Spaces
3. Shade
4. Events & Programming
5. Infrastructure

FORM & FUNCTION: BUILDINGS
COMMUNITY PASSIONS

The overall height of buildings Downtown, from single family homes to multi-story condo and loft buildings to boutique hotels and bed and breakfasts to multi-story commercial uses, and everything in between, most buildings in Downtown are anticipated to be one or two stories to keep the small-town feel of Downtown, with additional heights permitted of three to five stories at key anchor or corner locations and in Gateway West and east of Louisiana Street. Two-story buildings should be typical in parts of Patio Commons, Heritage Commerce, and Creekside. During the planning process, the community was most passionate about:

- Ensuring any new buildings or improvements in Downtown had the "Historic/Texas" style and a historic feel,
- Preserving and enhancing high quality historic structures,
- Preserving and enhancing the residential look (but not necessarily the residential uses) of The Bricks and Veranda, including Walnut Street between Florida Street and Colorado Street,
- Accommodating multi-story structures in Gateway West, Patio Commons, or east of Louisiana Street, and
- Implementing a Quiet Zone with BNSF through Downtown so that existing and future residential uses will be more desirable in close proximity to the Heritage Line (to be detailed further in number three, Connections).

Strategy 5.1: These passions/standards of the community listed above should be codified in future zoning of Downtown (to be detailed further in the Implementation Chapter).

Strategy 5.2: Site buildings close to the right-of-way line to create interaction between the buildings and the street and to frame a consistent, comfortable, and vibrant "street room" (the area between two building facades). A build-to-line and active ground floor window accommodations/requirements should be codified in future zoning of Downtown. According to Project for Public Spaces, "It's not enough to just have a great set of restaurants and shops and businesses that operate behind closed doors. Great streets have an "inside-outside" quality where indoor activity spills onto the street - whether that's through sidewalk displays of merchandise, outdoor cafés, or special events or programming that take place in the right-of-way. Christopher Alexander, in his seminal book A Pattern Language, explains the importance of how a building interacts with the street: "The building with a lively building edge is connected, part of the social fabric, part of the town, part of the lives of all people who live and move around it... If the edge fails, then the space never becomes lively."

FORM & FUNCTION: BUILDINGS
HOUSING

From a functional perspective, it is important to note that the vitality of Downtown and its future sustained success hinges upon the addition of thousands of dwelling units (i.e. homes) within a five-minute drive of Patio Commons to attain a critical mass of homes to attract commercial (ex. retail, office, etc.) and entertainment uses. A detailed look at the market and economic factors in this regard, including specific housing "goalposts" with associated retail and restaurant square footages, is contained in Chapter 3, Community Context.

There are significant amounts of undeveloped properties within this five-minute driving radius, adjacent to Downtown on its north side, which can accommodate a large amount of households if developed to meet this objective (to be detailed further in the Implementation Chapter), but there is also room for thousands more homes in Downtown. To this end, the households should be added with great care to the existing fabric of Downtown and should meet the form standards as detailed above.

Gateway East, on the west side of Preston Road, is of special interest for residential uses. Thought of commonly destined for commercial uses, should the school uses transition from their locations, the market analysis performed during the planning process indicated that Gateway East may develop with multi-story residential and townhomes with commercial at the Heritage Intersections of Preston and Malone, Preston and Pecan, and Preston and Ash (instead of commercial footprint on the entire Gateway East). It is important to keep focused that with the addition of new residential units, Downtown will be able to attract the types of businesses and entertainment that are consistent with the Vision.

Strategy 5.3: The land use mix Downtown should be carefully monitored to ensure optimum success of commercial uses. The City should require minimum densities on certain prime developable properties to ensure that the Goalposts described in Chapter 3 can be reached in a timely manner.

Strategy 5.4: Infill development (i.e. new development or redevelopment, that takes place with structures and surrounding it) should provide adequate transitions and protections between the new development and existing residential structures or uses. Sensitivity should be accounted for in terms of building heights, window views of upper stories, noise, service areas, and bright lights.

Historic Texas Mixed-Use Buildings

FORM & FUNCTION: BUILDINGS
HOUSING CONT...

Strategy 5.5: Provided below are examples of housing types which could be developed within Downtown and should be aggressively pursued to attract the commercial and entertainment uses so desired by the community and to also provide for walkability:

Single Family Home

Multi-story Residential

Multi-story Residential

Brownstones

Patio Homes

Mixed-use Residential

FORM & FUNCTION: BUILDINGS
SERVICE

Part of a successful Downtown is ensuring that service areas and service features are treated in a manner that ensures function is paramount but that also makes sure that they do not detract from the ambiance and assets of Downtown.

Strategy 5.6: Install communal grease traps with adequate collection lines to serve multiple restaurants' needs in one location.

Strategy 5.7: Install shared dumpsters to service areas within the Downtown Core and potentially trash compactors to service any large multi-family projects, depending on how many units are proposed. Locations for shared dumpsters, to include trash and recycling, are conceptually shown on the Downtown Core Concept but should be sited and installed with proper design and functional considerations. Should shared dumpsters not be provided in particular locations, each site should have a dumpster(s) on their property to ensure trash is properly handled Downtown.

Strategy 5.8: Where service areas, including dumpsters, are proposed, masonry screening walls, evergreen landscaping, and metal gates that are primed and painted should be provided to properly screen the areas from view.

Strategy 5.9: Where transformers and other "service boxes" are needed, they should be provided in screening enclosures or made as decorative as possible to blend in with high quality architecture. Review of service box placement and look should be required to be reviewed with building permits.

Strategy 5.10: Install public restrooms, either in-line with another structure or in a standalone structure, close to or on the Downtown Square.

Downtown Public Restrooms, Brenham, TX

Dumpster Screening Example, Southlake, TX

FORM & FUNCTION: COMMUNITY GATHERING SPACES
PARKS & OPEN SPACE

During the planning process, the community was clear that they desired more landscaping, more green spaces, more places to gather, and more park-type amenities. This Plan has gone to great lengths to take this passion and translate it to implementable actions, some provided here, some located in other chapters. Founder's Park, described in detail also in Chapter 4, The Vision, has a new concept which replaces the southern half of the park's tennis courts and basketball court with needed parking per the City's request and also greatly enhances the northern side of the park with a "watch tower," rail exhibit, rail trail, shade, and other features. Founder's Park is the only park in Downtown as of 2018, in addition to the green space of the current Downtown Square.

Strategy 5.11: Expand and enhance the Downtown Square, including the Pecan Street Pedestrian Way, per the Downtown Square Concept provided in Chapter 4.

Strategy 5.12: Should Celina Independent School District vacate Bobcat Stadium and its associated property, explore partnerships to construct a new regional park utilizing the historic Stadium features. Improvements to the Stadium area should be made in conjunction with a future Bobcat Stadium Park Master Plan, per the Bobcat Stadium Area Concept provided in Chapter 4.

Strategy 5.13: With a future Parks Master Plan, review appropriate locations for new parks and green spaces Downtown, preferably at least one in west Downtown, and at least two east of the Heritage Line. Consideration should be given to provide tennis courts and a basketball court, to replace the ones proposed to be relocated with the addition of parking at Founder's Park, and to add family-friendly amenities. Size of the parks can also be determined with a future Parks Master Plan.

Founder's Park, Celina, TX

FORM & FUNCTION: COMMUNITY GATHERING SPACES

PATIOS & PLAZAS

Downtown is envisioned to be an area with lively patios and plazas, in all areas of Downtown. Ensuring that patios and plazas are provided with each new development will be key to achieving the Vision set forth in this Plan.

Strategy 5.14: Require patio, plaza, or parklet space, with complementary Historic/Texas elements and landscaping, be provided with each new commercial (all commercial) development in Downtown with associated pedestrian access easements when on private property.

Strategy 5.15: Construct a new shared patio and plaza space in the open area through partnerships with the applicable property owners within the block bound by Pecan Street, Louisiana Street, Walnut Street, and Ohio Street per the Downtown Core Concept.

Strategy 5.16: Explore partnerships to construct a new shared patio and plaza space, Pecan Patios, in the block bound by Pecan Street, Ohio Street, Beech Street, and Louisiana Street per the Downtown Core Concept.

Strategy 5.17: Explore partnerships to construct a new gathering space and potential market at the Silos located at the northeast corner of Main Street and Louisiana Street per the Market & Silos Concept provided in Chapter 4.

Strategy 5.18: Explore partnerships to construct a new shared patio and plaza space, Patio Plaza, to connect the Downtown Square with the future institutional use anchor on the north side of the Inner Loop, per the Patio Plaza Concept provided in Chapter 4.

FORM & FUNCTION: COMMUNITY GATHERING SPACES
GATEWAYS & STREETS

Strategy 5.19: Adapt Pecan Street per the Pecan Street Concept provided in Chapter 4.

Strategy 5.20: New, adapted, and reconstructed streets within Downtown should be treated as park spaces in terms of how they are designed. Focus should be on creating inviting features that make people want to walk down them, take a break and sit on a bench, or go Downtown just to visit the streets.

Strategy 5.21: Construct a new gateway feature at Pecan Street and Texas Street, per the Bobcat Stadium Area Concept provided in Chapter 4.

Strategy 5.22: Construct a new gateway feature at Walnut Street and Florida Street, similar to the Bobcat Stadium Area Concept provided in Chapter 4.

Spotlight on Parklets: "What [University City District] found is that parklets located directly outside the right types of businesses can create a dynamic that brings a neighborhood together—picture families stopping for dinner or treats, lingering to socialize, and attracting passing acquaintances to stop and chat. The most successful parklet in the study, a 240-square-foot space located outside a taco shop and a popsicle store in a medium-density residential area, attracted as many as 150 individual users in a single day." – Sarah Goodyear in "Why Some Parklets Work Better Than Others" by CityLab

Strategy 5.23: Explore partnerships to construct parklets in front of multiple areas on the Inner Loop.

Parklet

Parklet

Parklet

FORM & FUNCTION
SHADE

The Texas sun and elements can be brutal, especially in the summer. The community is asking for shade and weather protection while enjoying outdoor living and recreating in Celina. There are many shade strategies that can be deployed in Downtown, and provided below are several different options.

Strategy 5.24: Construct or install as much shade in public improvements, as applicable and as practical, to ensure that Downtown residents and visitors have options to enjoy Downtown's amenities and offerings in shaded comfort. Utilize trees where they can shade roadways or provide multiple benefits to open spaces and walkways, and utilize colonnades, arcades, awnings, and canopies with construction of new buildings or improvements to existing buildings.

Trees

Colonnades

Arcades

Awnings

Canopies

FORM & FUNCTION

COMPETITIVE POSITIONING

Making a vibrant and lively Downtown Celina will take more than providing a strong and high quality built environment—the right land use mix, beautiful buildings, or branded landscaping. Vibrancy in a Downtown is a complex and intricate web of elements that should complement each other, including the activities that take place Downtown for its residents and for its visitors. Provided below are several strategies which can add additional life to Downtown as it grows and develops:

Strategy 5.25: Focus on attracting residential units within a five-minute drive of the Downtown Core for the next 10 years. Diversify the land use mix Downtown to not only bring in residential, restaurants, and retail, but also entertainment, health, fitness, art, and culture-type uses which will bring visitors to Downtown and also provide services and amenities to Downtown residents.

Strategy 5.26: Explore partnerships to develop a business incubator space to encourage artistic, cultural, and culinary entrepreneurs to start, stay, and grow in Downtown. Provide a running list of available incubator spaces Downtown on the Economic Development and Downtown websites. Encourage pop-up shops with Temporary Use Permits to locate in empty spaces Downtown, which are acceptable for occupancy, or in open or programmable open spaces not currently being utilized. Provide a running list of potential pop-up shop locations on the Economic Development and Downtown websites.

Strategy 5.27: Enhance property maintenance and curb appeal programs and initiatives to beautify and polish Downtown for consistency with the updated Vision.

Painter Outside on Sidewalk

FORM & FUNCTION
COMPETITIVE POSITIONING

Strategy 5.28: Downtown currently has a website with significant content but is bound by being nested in a newspaper format on the Celina website. In order to showcase what Downtown has to offer in a graphically and visually pleasing manner, it is recommended that the Downtown website become a standalone site, linked extensively with the City website. With a future Branding and Marketing Study for the City, a Downtown brand should be a "nested concept" and a new website should follow. It is paramount to the success of Downtown that a branded and modern online presence be pursued.

Strategy 5.29: Provide a list of destinations within Downtown to visit with associated information and social media account links on the Downtown website.

Strategy 5.30: The Downtown website, the EDC website, the Celina Chamber websites should all be coordinating the same brand, message, and news about Downtown and its offerings. Celina social media should deploy coordinated campaigns to push out key news and messages about Downtown and should all use the same Downtown hashtag, in addition to an established City hashtag (ex. #DTCelina #CelinaTX) in each campaign post.

Strategy 5.31: Designate natural areas within Downtown for ecotourism opportunities as sustainable, conservation, or low-impact development is constructed, and provide them on the Downtown website as destinations in Downtown to visit.

Strategy 5.32: Provide additional agritourism (i.e. agriculture tourism) opportunities in Downtown, including agritourism destination businesses and events. Agritourism should be combined with a future "small town charm" component to a brand that can include storytelling, a fall harvest festival, and enhancing the Friday Night Market.

Downtown Roanoke Website

FORM & FUNCTION: EVENTS & PROGRAMMING

PARKING MANAGEMENT

Parking is important to the overall success of Downtown, especially as it experiences growth and redevelopment. Downtown is envisioned to be a very walkable and special place. Making parking and circulation of vehicles an easy task for visitors of Downtown is important to providing a high quality pedestrian experience. By providing multiple types of parking throughout Downtown, spaces for cars will be conveniently located and distributed efficiently.

Several different types of parking presented in the Plan are as follows:

Strategy 5.33: Locate parking to the rear of buildings, or to the side, if necessary.

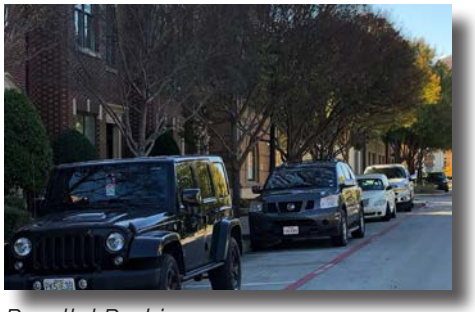
Strategy 5.34: Parking lots should be designed to include shade trees in landscape areas.

Strategy 5.35: Line parking garages with retail or townhouses at the street level.

Strategy 5.36: Large parking lots should be divided into smaller parking fields.

Strategy 5.37: Parking lots along the street should be visually and functionally separated from the sidewalk by pedestrian-level walls and/or landscaping.

Strategy 5.38: Provide seating, shade, and landscaping, in the form of parklets, within parking areas to serve aesthetic, community gathering, and mobility stop needs.



Parallel Parking

Surface Parking

As the Downtown area grows, structured parking garages can be considered where surface lots are currently or are made in the future. This can free up valuable real-estate and provide additional parking opportunities. Other parking options, such as reverse angle parking on street, can be thoughtfully considered and tested on a trial basis to see which parking option is the best fit for each area.

Back-in Angled Parking

Parking Garage

Angled Parking

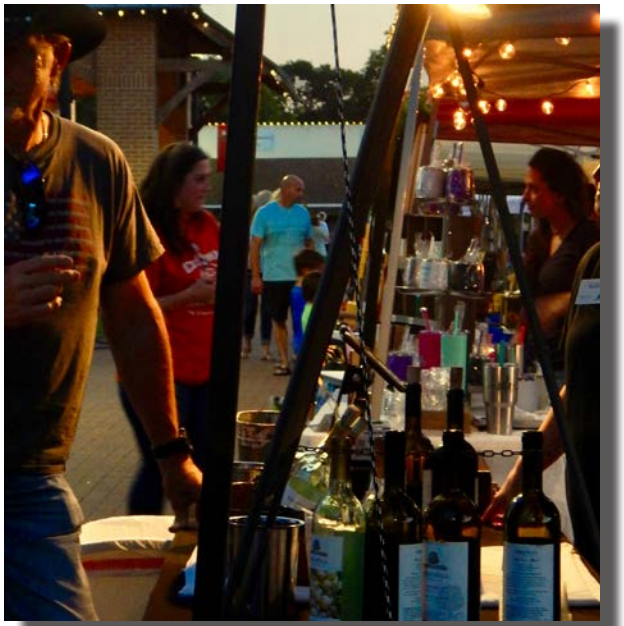
FORM & FUNCTION: EVENTS & PROGRAMMING

FRIDAY NIGHT MARKET

The Friday Night Market is in Downtown on the Square on the First Friday of the month from 6:00-9:00 pm. It was started in 2014 with 12 vendors and has grown to over 30 dedicated vendors. According to the website,

"It is our vision to bring a Farmers Market to Celina called Friday Night Market on the Square. Our aim in holding the market on a Friday night is to create a destination spot in our historic Downtown Square where community, local farmers, producers, and artisans can come together. We envision a strong presence of quality local farmers, producers, and artisans with a diversity of offerings. We'd like to see the Market offer fresh seasonal fruits and vegetables raised by local farmers as well as specialties like breads, honey, jams, herbs and handmade items. We also envision support from local businesses and musicians."

Strategy 5.39: Explore partnerships to grow and assist the Friday Night Market including "Sip & Stroll" and art walk-type events.



Celina Friday Night Market

Celina Friday Night Market

Celina Friday Night Market

FORM & FUNCTION

CONNECTED INFRASTRUCTURE

Planning with resiliency in mind will help position Celina for a prosperous and sustainable future. At the heart of resiliency is connectivity. This plan focuses on adopting and incorporating a hybrid roadmap that mixes the natural, digital, and physical components of resiliency. The 21st-Century vision of Celina can be achieved by preserving land for green spaces and stormwater drainage systems, investing in smart technologies, and upgrading roadway infrastructure.

Coordinating and integrating these Strategies into Celina's Downtown will result in a network of connected districts that work to preserve the community through stormwater mitigation, afford the city real-time communications, and support multi-modal connectivity. This integrated approach will not only contribute to the City's goal to "Develop a highly advanced technology and mobility infrastructure," but will also strengthen the economy and create a higher quality of life.

Strategy 5.40: Incorporate innovative opportunities to capture and filter stormwater (i.e. green infrastructure) in future capital improvements and private development.

Strategy 5.41: In coordination with Celina's future smart cities framework, prioritize and implement smart infrastructure and technologies to best create high quality connections that positively contribute to Downtown as a destination and neighborhood.

Strategy 5.42: Construct, reconstruct, and install the envisioned multi-modal mobility network in prioritized phases based on funding and catalytic strategies.

Public Charging Station Smart Infrastructure

6 IMPLEMENTATION

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IMPLEMENTATION

The Celina Downtown Master Plan sets forth a bold and exciting Vision, created by the voices of the community, to transform Downtown into a vibrant and expanded destination, while keeping its character and charm. This Vision will not be realized unless the Strategies in this Plan are implemented. The Implementation Chapter sets a foundation for successful achievement of the Strategies and Vision for Downtown.

Main Street Board Breakfast Meeting

IMPLEMENTATION
ZONING & HISTORIC PRESERVATION

For the community's Vision for Downtown to become a reality, rezoning Downtown and expanded historic preservation efforts are essential. Rezoning Downtown to be consistent with the community's Vision articulated and represented in this plan will encourage and allow the thousands of dwelling units (i.e. homes) that must be built/provided within a five-minute drive time of the Square to attract the "critical mass" needed for restaurants, shops, entertainment, offices, and other desirable commercial uses to locate and be successful, Rezoning should incorporate, but not be limited to, the following:

- Hybrid Form-Based Code to regulate physical design more than uses. Certain undesirable uses should be prohibited, depending on the applicable Character District.
- Require the Historic/Texas Style for architecture, signage, lighting, landscaping, public art, and other physical improvements in Downtown, both public and private.
- Require sensitive transitions and appropriate screening between non-residential and residential uses to protect against nuisances and conditions that could detract from someone's home Downtown (ex. noise, parking, service areas, etc.) while not preventing mixed uses and walkability.
- High quality service areas, service boxes, and service line screening and aesthetics.
- Extensive walkability measures to ensure that both public and private realms focus on the pedestrian experience.
- Downtown Theme permeation (pg. 44) in standards where applicable and practical.

To keep what is historic and contributing to Downtown's charm and character, preservation controls must be put in place, historic properties should be cataloged, and paperwork should be submitted to both the Texas Historical Commission and the National Register. Preservation controls can prevent demolition of key buildings in Celina which may seem "untouchable," but in reality, have minimal protections from extensive and undesirable alterations or demolitions. Adding properties as Historic Landmarks or on the National Register not only provide some protections for historic properties, they can also direct resources to the property owners. Establishing this catalog of historic structures and working on the preservation of them can contribute to future Heritage/Historic Tourism and will also ensure that the historic look and feel to Downtown will continue.

IMPLEMENTATION
FUNDING

Without funding, improvements to Downtown cannot be realized. Funding can come from many different sources, and provided below is just a sampling of those sources. From a funding perspective, tracking and monitoring of all of the Strategies in the Downtown Master Plan is essential so that funding can be properly planned for and applied according to a prioritized list.

- **Private/Developer/Owner Partners**: The biggest source of significant Downtown transformations will be from private property owners and developers. Although the City can help catalyze private property improvements through strategic improvements in the public realm and targeted/strategic incentives consistent with this Plan's Vision, developers and private property owners with shared ownership in the Downtown Vision will be crucial in the process. Assisting these partners in understanding how the Vision contained in this Plan applies to each proposed improvement or development should be accomplished through formal resources, such as an Urban Design Helpdesk, Downtown Showcase Projects (both commercial and residential) on an updated Downtown webpage, and Downtown networking groups/functions.
- **Downtown TIRZ (Tax Increment Reinvestment Zone)**: The City has a TIRZ on a portion of the Downtown area. The Downtown TIRZ generally allows any increases on tax assessments within the defined area to be kept within that area and utilized for projects and eligible expenses to reinvest in Downtown. The limits of the TIRZ are not consistent with the updated community Vision contained in this Plan and should be adjusted for consistency. With a TIRZ boundary adjustment, an update to the TIRZ Plan to revisit goals and strategies should also be considered. The update should explore a structure to potentially keep residential assessment increase contributions reserved for residential rehabilitation and curb appeal improvement programs which can help housing choice initiatives and evolving the Downtown brand.
- **Capital Improvements Plan**: Many of the public realm initiatives will require capital financing through a bond program, certificates of obligation, or other capital financing. The City has scheduled a Capital Improvements Plan (CIP) update to potentially begin in 2019. The CIP should consider appropriate funding mechanisms that provide sustainable spending and projects prioritized from the Downtown Square outward. It is essential, from a growth management perspective, to ensure that repair, renovation, reconstruction, and expansion to infrastructure within the Downtown be considered a top priority, above speculative infrastructure in outer areas when applicable.
- **Grants**: Although grant funding is limited for Downtown-specific initiatives, there are some programs, for Main Street Grants, for example, that can assist with some of the actions contained in the Plan. Providing grant resources on the updated Downtown website, as recommended in the Plan, can encourage private property owners to seek out these funds and help connect them with resources.

IMPLEMENTATION
KEY TAKEAWAYS & PILOT PROJECTS

Pedestrian/Walkability

Downtown must cater to the pedestrian experience and pedestrian mobility to evolve into the sophisticated, elegant, vibrant, and quaint Downtown envisioned by the community.
Pilot projects:

- Walk [Your City] (visit www.walkyourcity.org)
- Colorado Street (Inner Loop) Redesign through Demonstration

Mobility Framework

Designing streets and other public spaces to cater to pedestrians, Alternative Wheels, and cars is the key to a resilient and robust future in Downtown Celina. Providing the best multi-modal network in the region in Downtown Celina can be a distinguishing factor in Downtown's success.
Pilot project:

- Main Street (Outer Loop) Redesign through Demonstration

Character Framework

The character areas that are identified will guide the future standards of rezoning for Downtown and also public and private improvements. Special efforts should be taken to build on the foundation of the identified Character Framework and to brand each area.
Pilot project:

- Creekside Area Neighborhood Park Demonstration Event

Economic Development

Rezoning Downtown to allow and require thousands of dwelling units (i.e. homes) within a five-minute drive and to lock in key architectural and character standards is the Number One priority for the Downtown Master Plan. Without the housing component and strong aesthetics, economic development efforts to bring in non-residential and mixed-use projects will not be successful. Key to the Square's expansion for economic development purposes will be the relocation of City Hall and a new institutional use anchor on the north side of the Inner Loop.

IMPLEMENTATION
KEY TAKEAWAYS & PILOT PROJECTS

Infrastructure

An aggressive repair, replacement, and reconstruction schedule must be established in a new Capital Improvement Plan with the Vision of Downtown and Complete Streets at the forefront of each project. Drainage, streets, and pathways in Downtown should be repaired, replaced, or reconstructed as applicable to encourage and allow new development and redevelopment to take place.

Land Use & Zoning

Zoning, as described earlier in this Chapter, is the most crucial step in implementation of this Plan. Downtown must be rezoned per the principles contained in the updated Vision to evolve into what the community has called for. Existing land uses not consistent with the Vision will either be encouraged to enhance their properties or they will be phased out over time as vacancies and changes in use by choice occur.

Community Gathering Spaces

Throughout the Planning Process, the community demanded more parks, recreation, and green space opportunities in Downtown.

Pilot Projects:

- Ohio-Pecan-Louisiana-Walnut Block Shared Patio Concept
- Parking Space Parklet in Surface Lot

The Vision

The Vision has several bold and innovative strategies, such as expanding the Downtown Square space westward, providing for multi-modal accommodations, orienting improvements and redevelopment to the pedestrian experience, addition of new patios and parklets, and applying a strong and identifiable Historic/Texas brand and style to Downtown's design. The Vision of the Downtown Master Plan has seven main components: the (1) Character Framework, (2) Mobility Framework, (3) Downtown Core Concept Plan, (4) Illustrative Renderings, (5) Downtown Themes, (6) Historic/Texas Style Board, and (7) the supporting narrative text and photos of each.

IMPLEMENTATION
PLAN ADMINISTRATION

- **Downtown Commission**: The City of Celina currently has multiple groups providing direction and taking action on decisions regarding Downtown. As Downtown grows and advances, having multiple groups providing input in direction on similar matters will not be effective. Moving forward, the City should create a formal Downtown Commission, with members appointed by City Council, which will oversee the application of the standards in the Celina Downtown Master Plan, act on any architectural items that are required per a future updated zoning district(s) in Downtown, and provide direction for Downtown programming. Any other boards or commissions having purview relating to Downtown, outside of City Council, should be merged and evolved into one Downtown Commission.

- **Tracking and Monitoring**: There are 52 Strategies contained in this Plan. City Staff will be responsible for keeping the status of each Strategy up-to-date so that appropriate prioritization and funding efforts can be made to implement the Plan. City Staff should meet twice per year to go over the current status of the Downtown Strategy Matrix to discuss and refine prioritization and funding allocation accordingly.

- **Capital Improvements Plan**: Many of the public realm initiatives will require capital financing through a bond program, certificates of obligation, or other capital financing. The City has scheduled a Capital Improvements Plan (CIP) update to potentially begin in 2019. The CIP should consider appropriate funding mechanisms that provide sustainable spending and projects prioritized from the Downtown Square outward. It is essential, from a growth management perspective, to ensure that repair, renovation, reconstruction, and expansion to infrastructure within the Downtown be considered a top priority, above speculative infrastructure in outer areas when applicable.

- **Grants**: Although grant funding is limited for Downtown-specific initiatives, there are some programs, for Main Street Grants, for example, that can assist with some of the actions contained in the Plan. Providing grant resources on the updated Downtown website, as recommended in the Plan, can encourage private property owners to seek out these funds and help connect them with resources.

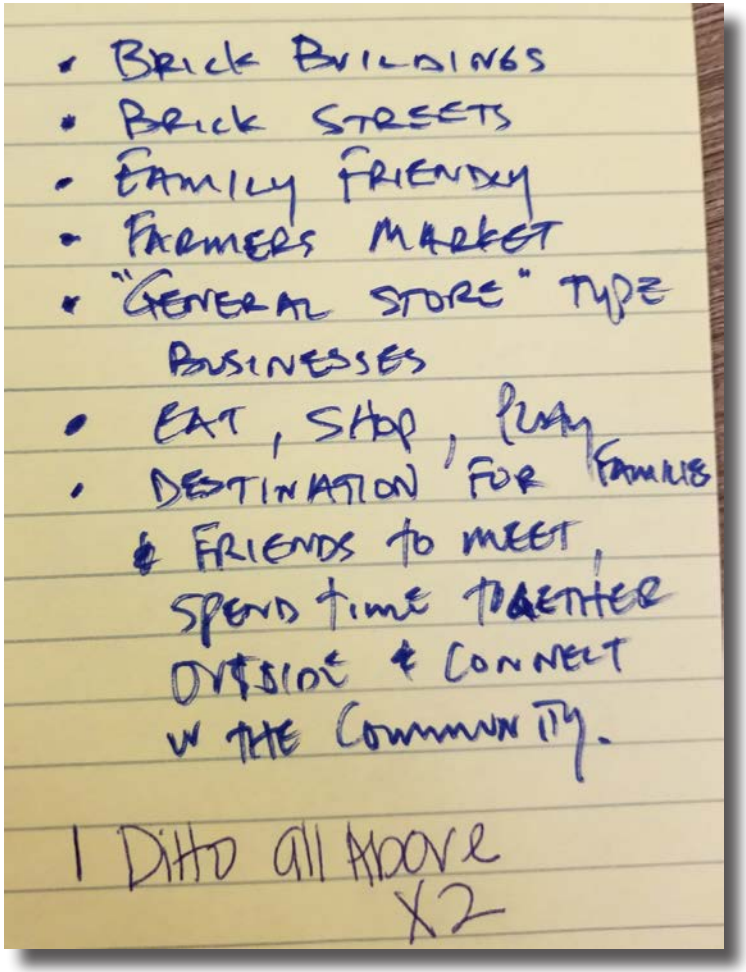
IMPLEMENTATION
PLAN UPDATES AND AMENDMENTS

- Downtown Celina is poised to experience significant growth and change over the next couple of decades. The community was very clear that changes are welcome as long as they are controlled, high quality, keep the small town/rural character of Celina, respect existing residents, and have a historic/Texas design and feel. The Vision set forth in this Plan is one that was made by listening to the community's concerns, hopes, dreams, and experiences in Downtown with a very comprehensive lens.

- As Downtown evolves, updates to the Plan should be considered every five to seven years. If implementation remains a high priority of City leadership, like it is for the community and for Downtown stakeholders, a significant amount of actions should be completed by 2022, and hundreds of new homes should be located in or within five minutes of the Downtown Core.

- Since the concepts contained herein are just that, development and improvements will not take place exactly like the pictures and renderings. Future updates to the Plan should be made in a similar process to the one that this Plan utilized—centered on extensive community feedback and design thinking. Updates to the Plan that are not considered with a comprehensive view for the entire Downtown and community and stakeholder sentiment are strongly discouraged.

- With each new development coming into the Downtown, incentives and decisions should be made with a strict focus on demanding the best for Celina and not just welcoming any development that knocks at the door. A future Downtown Commission should provide strong leadership and feedback to the City Council on matters that affect the Downtown, and the expectations for design should be unparalleled in Texas.



Engagement Day on the Square: Rural/Country Feel Station Feedback

IMPLEMENTATION
STRATEGY PRIORITIES

CHAPTER 4: THE VISION

Strategy	Priority	Cost
Strategy 4.1: Partner with BNSF Railway and the appropriate parties to enhance the Railway's right-of-way, including the installation of aesthetically pleasing landscaping and/or hardscape.	**Short-term**	**$**
Strategy 4.2: Implement Quiet Zones, per the community's feedback, to reduce noise and encourage residential development.	**Short-term**	**$$**
Strategy 4.3: Work toward potential usage of the existing siding Downtown for passenger rail opportunities, including destination trains.	**Long-term**	**$$**
Strategy 4.4: Construct and require amenities that involve the four key themes of the future Downtown brand: Texas, family-friendly, outdoor living, and entertainment.	**Short-term**	**$**
Strategy 4.5: Construct and install improvements to Heritage Crossings per the Character Framework provided in Chapter 4.	**Mid-term**	**$$**
Strategy 4.6: To add to a "sense of place" and to remind residents and visitors that they are in Downtown Celina, special effort should be made to unify a look for sign toppers with the names of the Character Districts or "Historic Downtown," pole banners for events, benches, trash cans, monuments, and public art that contributes to a Historic/Texas feel.	**Short-term**	**$$**

IMPLEMENTATION
STRATEGY PRIORITIES

Strategy 4.7:
Require consistency in building and architectural design that reflects a "Historic Texas" style as selected by the community. Design does not have to be the same from one building to the next, but they should be complementary. Lighting and signage on buildings and within the Downtown should be of a limited and neutral color palette with an emphasis on looking historic (i.e. pre-1950's) and having pedestrian-orientation, in addition to broader visibility.

Short-term **$**

Strategy 4.8:
Infuse Downtown with art and culture storytelling at every turn.

Short-term **$**

Strategy 4.9:
Construct and install improvements within the "public realm," generally within public rights-of-way or in community gathering spaces, with landscaping that has a Texan "flair," lighting that looks historic (i.e. pre-1950's), and with a specific and limited color palette.

Mid-term **$$**

CHAPTER 5: FORM & FUNCTION

Strategy	Priority	Cost
Strategy 5.1: The passions/standards of the community listed below should be codified in future zoning of Downtown: • Ensuring any new buildings or improvements in Downtown have the "Historic/Texas" style and a historic feel, • Preserving and enhancing high quality historic structures, • Preserving and enhancing the residential look (but not necessarily the residential uses) of The Bricks and Veranda, including Walnut Street between Florida Street and Colorado Street, • Accommodating multi-story structures in Gateway West, Patio Commons, or east of Louisiana Street, and • Implementing a Quiet Zone with BNSF Railway through Downtown so that existing and future residential uses will be more desirable in close proximity to the Heritage Line.	**Short-term**	**$**

IMPLEMENTATION
STRATEGY PRIORITIES

Strategy 5.2: Site buildings close to the right-of-way line to create interaction between the buildings and the street and to frame a consistent, comfortable, and vibrant "street room" (the area between two building facades). A build-to-line and active ground floor window accommodations/requirements should be codified in future zoning of Downtown.	**Short-term**	**$**
Strategy 5.3: The land use mix Downtown should be carefully monitored to ensure optimum success of commercial uses. The City should require minimum densities on certain prime developable properties to ensure that the Goalposts described in Chapter 3 can be reached in a timely manner.	**Short-term**	**$**
Strategy 5.4: Infill development (i.e. new development or redevelopment that takes place with structures and surrounding it) should provide adequate transitions and protections between the new development and existing residential structures or uses. Sensitivity should be accounted for in terms of building height, window views of upper stories, noise, service areas, and bright light.	**Short-term**	**$**
Strategy 5.5: Provided below are examples of housing types which could be developed within Downtown and should be aggressively pursued to attract the commercial and entertainment uses so desired by the community and to also provide for walkability: Single Family Home Multi-story Residential Brownstones Patio Homes Mixed-use Residential	**Short-term**	**$**
Strategy 5.6: Install communal grease traps with adequate collection lines to serve multiple restaurants' needs in one location.	**Mid-term**	**$$**

IMPLEMENTATION
STRATEGY PRIORITIES

Strategy 5.7: Install shared dumpsters to service areas within the Downtown Core and potentially trash compactors to service any large multi-family projects, depending on how many units are proposed. Locations for shared dumpsters, to include trash and recycling, are conceptually shown on the Downtown Core Concept but should be sited and installed with proper design and functional considerations. Should shared dumpsters not be provided in particular locations, each site should have a dumpster(s) on their property to ensure trash is properly handled Downtown.	**Mid-term**	**$$**
Strategy 5.8: Where service areas, including dumpsters, are proposed, masonry screening walls, evergreen landscaping, and metal gates that are primed and painted should be provided to properly screen the areas from view.	**Short-term**	**$**
Strategy 5.9: Where transformers and other "service boxes" are needed, they should be provided in screening enclosures or made as decorative as possible to blend in with high quality architecture. Review of service box placement and look should be required to be reviewed with building permits.	**Short-term**	**$**
Strategy 5.10: Install public restrooms, either in-line with another structure or in a standalone structure, close to or on the Downtown Square.	**Mid-term**	**$$**
Strategy 5.11: Expand and enhance the Downtown Square, including the Pecan Street Pedestrian Way, per the Downtown Square Concept provided in Chapter 4.	**Mid-term**	**$$$**
Strategy 5.12: Should Celina Independent School District vacate Bobcat Stadium and its associated property, explore partnerships to construct a new regional park utilizing the historic Stadium features, in conjunction with a future Bobcat Stadium Park Master Plan, per the Bobcat Stadium Area Concept provided in Chapter 4.	**Mid-term**	**$$$**

IMPLEMENTATION
STRATEGY PRIORITIES

Strategy 5.13: "With a future Parks Master Plan, review appropriate locations for new parks and green spaces Downtown, preferably at least one in west Downtown, and at least two east of the Heritage Line. Consideration should be given to provide tennis courts and a basketball court, to replace the ones proposed to be relocated with the addition of parking at Founder's Park, and to add family-friendly amenities. Size of the parks can also be determined with a future Parks Master Plan."	**Mid-term**	**$$$**
Strategy 5.14: Require patio, plaza, or parklet space, with complementary Historic/Texas elements and landscaping, be provided with each new commercial (all commercial) development in Downtown with associated pedestrian access easements when on private property.	**Short-term**	**$**
Strategy 5.15: Construct a new shared patio and plaza space in the open area through partnerships with the applicable property owners within the block bound by Pecan Street, Louisiana Street, Walnut Street, and Ohio Street per the Downtown Core Concept.	**Mid-term**	**$$**
Strategy 5.16: Explore partnerships to construct a new shared patio and plaza space, Pecan Patios, in the block bound by Pecan Street, Ohio Street, Beech Street, and Louisiana Street per the Downtown Core Concept.	**Long-term**	**$$**
Strategy 5.17: Explore partnerships to construct a new gathering space and potential market at the Silos located at the northeast corner of Main Street and Louisiana Street per the Market & Silos Concept provided in Chapter 4.	**Mid-term**	**$$**
Strategy 5.18: Explore partnerships to construct a new shared patio and plaza space, Patio Plaza, to connect the Downtown Square with the future institutional use anchor on the north side of the Inner Loop, per the Patio Plaza Concept provided in Chapter 4.	**Mid-term**	**$$**

IMPLEMENTATION
STRATEGY PRIORITIES

Strategy 5.19: Adapt Pecan Street per the Pecan Street Concept provided in Chapter 4.	**Mid-term**	**$$$**
Strategy 5.20: New, adapted, and reconstructed streets within Downtown should be treated as park spaces in terms of how they are designed. Focus should be on creating inviting features that make people want to walk down them, take a break and sit on a bench, or go to Downtown just to visit the streets.	**Short-term**	**$$**
Strategy 5.21: Construct a new gateway feature at Pecan Street and Texas Street, per the Bobcat Stadium Area Concept provided in Chapter 4.	**Short-term**	**$$**
Strategy 5.22: Construct a new gateway feature at Walnut Street and Florida Street, similar to the Bobcat Stadium Area Concept provided in Chapter 4.	**Short-term**	**$$**
Strategy 5.23: Explore partnerships to construct parklets in front of multiple areas on the Inner Loop.	**Short-term**	**$**
Strategy 5.24: Construct or install as much shade in public improvements, as applicable and as practical, to ensure that Downtown residents and visitors have options to enjoy Downtown's amenities and offerings in shaded comfort. Utilize trees where they can shade roadways or provide multiple benefits to open spaces and walkways, and utilize colonnades, arcades, awnings, and canopies with construction of new buildings or improvements to existing buildings.	**Mid-term**	**$$**
Strategy 5.25: Focus on attracting residential units within a five-minute drive of the Downtown Core for the next 10 years. Diversify the land use mix Downtown to not only bring in residential, restaurants, and retail, but also entertainment, health, fitness, art, and culture-type uses to bring visitors Downtown and also provide services and amenities to Downtown residents.	**Short-term**	**$$**

IMPLEMENTATION
STRATEGY PRIORITIES

Strategy 5.26: Explore partnerships to develop a business incubator space to encourage artistic, cultural, and culinary entrepreneurs to start, stay, and grow in Downtown. Provide a running list of available incubator spaces Downtown on the Economic Development and Downtown websites. Encourage pop-up shops with Temporary Use Permits to locate in empty spaces Downtown, which are acceptable for occupancy, or in open or programmable open spaces not currently being utilized. Provide a running list of potential pop-up shop locations on the Economic Development and Downtown websites.	**Mid-term**	**$$**
Strategy 5.27: Enhance property maintenance and curb appeal programs and initiatives to beautify and polish Downtown for consistency with the updated Vision.	**Short-term**	**$**
Strategy 5.28: Downtown currently has a website with significant content but is bound by being nested in a newspaper format on the Celina website. In order to showcase what Downtown has to offer in a graphically and visually pleasing manner, it is recommended that the Downtown website become a standalone site, linked extensively with the City website. With a future Branding and Marketing Study for the City, a Downtown brand should be a "nested concept" and a new website should follow. It is paramount to the success of Downtown that a branded and modern online presence be pursued.	**Short-term**	**$$**
Strategy 5.29: Provide a list of destinations within Downtown to visit with associated information and social media account links on the Downtown website.	**Short-term**	**$$**
Strategy 5.30: The Downtown website, the EDC website, the Celina Chamber websites should all be coordinating the same brand, message, and news about Downtown and its offerings. Celina social media should deploy coordinated campaigns to push out key news and messages about Downtown and should all use the same Downtown hashtag, in addition to an established City hashtag (ex. #DTCelina #CelinaTX) in each campaign post.	**Short-term**	**$**
Strategy 5.31: Designate natural areas within Downtown for ecotourism opportunities as sustainable, conservation, or low-impact development is constructed, and provide them on the Downtown website as destinations in Downtown to visit.	**Short-term**	**$**

IMPLEMENTATION
STRATEGY PRIORITIES

Strategy 5.31: Designate natural areas within Downtown for ecotourism opportunities as sustainable, conservation, or low-impact development is constructed, and provide them on the Downtown website as destinations in Downtown to visit.	**Short-term**	**$**
Strategy 5.32: Provide additional agritourism (i.e. agriculture tourism) opportunities in Downtown, including agritourism destination businesses and events. Agritourism should be combined with a future "small town charm" component to a brand that can include storytelling, a fall harvest festival, and enhancing the Friday Night Market.	**Mid-term**	**$**
Strategy 5.33: Locate parking to the rear of buildings, or to the side, if necessary.	**Mid-term**	**$**
Strategy 5.34: Parking lots should be designed to include shade trees in landscape areas.	**Mid-term**	**$**
Strategy 5.35: Line parking garages with retail or townhouses at the street level.	**Long-term**	**$$$**
Strategy 5.36: Large parking lots should be divided into smaller parking fields.	**Mid-term**	**$**
Strategy 5.37: Parking lots along the street should be visually and functionally separated from the sidewalk by pedestrian-level walls and/or landscaping.	**Short-term**	**$**
Strategy 5.38: Provide seating, shade, and landscaping, in the form of parklets, within parking areas to serve aesthetic, community gathering, and mobility stop needs.	**Mid-term**	**$$**

IMPLEMENTATION
STRATEGY PRIORITIES

Strategy 5.39: Explore partnerships to grow and assist the Friday Night Market including "Sip & Stroll" and art walk-type events.	**Short-term**	**$**
Strategy 5.40: Incorporate innovative opportunities to capture and filter stormwater (i.e., green infrastructure) in future capital improvements and private development.	**Short-term**	**$$**
Strategy 5.41: In coordination with Celina's future smart cities framework, prioritize and implement smart infrastructure and technologies to best create high quality connections that positively contribute to Downtown as a destination and neighborhood.	**Mid-term**	**$$**
Strategy 5.42: Construct, reconstruct, and install the envisioned multi-modal mobility network in prioritized phases based on funding and catalytic strategies.	**Long-term**	**$$$**

City of Celina
142 North Ohio Street
Celina, Texas 75009

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www.celina-tx.gov

January 2019

CELINA TOWN SQUARE

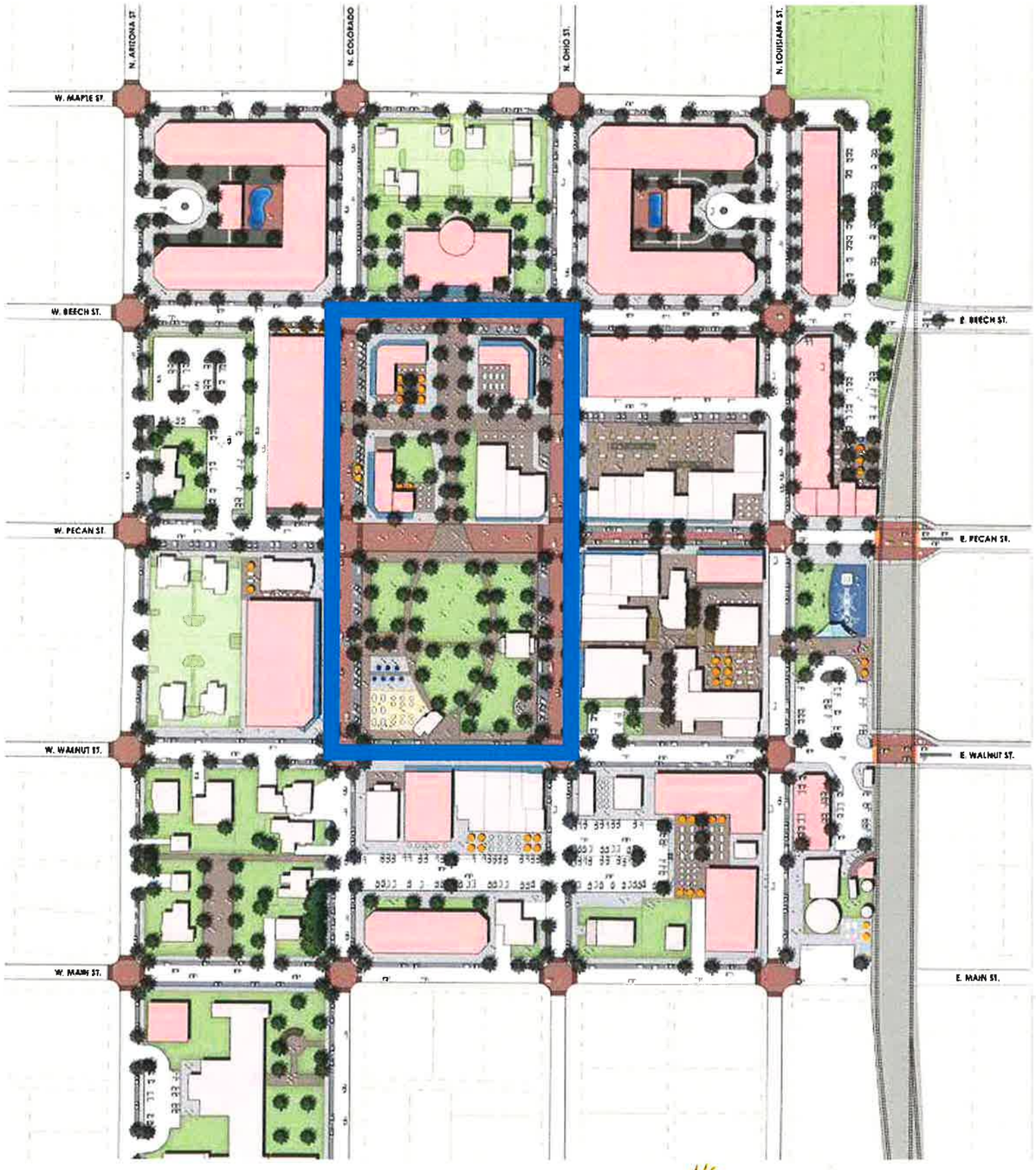
INVENTORY AND ANALYSIS

JULY 01, 2021

Kimley»Horn

CELINA DOWNTOWN MASTER PLAN

From the Master Plan, “One of the most prevalent themes that came from the feedback during the planning process was that the Downtown Square is the most important asset to Downtown. Comments and ideas relating to the Square overwhelmingly pointed to the fact that it is too small and needs to be expanded to accommodate the growing and evolving city and Celina’s special events and festivals.”



THE VISION: SPECIAL FOCUS AREAS
DOWNTOWN SQUARE

1 Enhanced Civic Space

An enhanced and enlarged Downtown Square designed to provide a flexible space for the community to gather. Multiple programmable spaces to serve the growing population and its desire to celebrate the heritage of Celina.

2 Community Gathering Space

A community green space central to the Downtown Core is historically significant in many towns. In the past, this area was used for the community to gather when they came to town after long weeks on the farm. Today and in the future, this area will serve as a community gathering space for festivals, special events, movies on the Square, farmers markets, or a family enjoying a picnic on Tuesday afternoon.

THE VISION: SPECIAL FOCUS AREAS
DOWNTOWN SQUARE CONT...

3 Memorial
In recognition of Veterans from the City of Celina, the existing memorial should continue to be located on the new Square but be updated. Elements from the existing memorial, such as plaques and engraved pavers, should be incorporated in a multi-functional, new design. This area could also serve as a location for flag poles.

4 Pedestrian Way/Street
In the new configuration of the Downtown Core, Pecan Street, between Ohio and Colorado, can become a pedestrian "street," which connects Patio Plaza to the north to the Downtown Square. This area should be barrier-free and create a seamless connection from north to south. As a paved area, it will retain the look of a street, but it will also serve as a gathering space and more programmable event space. The area should be designed to allow service vehicles, emergency vehicles, and food trucks to access the area for special events.

5 Existing Pavilion
The existing pavilion/gazebo should be preserved and maintained on the eastern edge of the new Square. This pavilion can still serve the Square as it currently does for smaller functions, storage, and gathering space.

6 Splashpad Feature
An overwhelming request during the planning process was to provide a spraygorund/splashpad in Downtown. While a more recreational sprayground should be within Downtown as well, a more architectural and multi-functional sprayground is planned for the Downtown Square. A space that can provide a fun and refreshing, family-friendly activity when appropriate and function as additional programmable or aesthetic space while not in use.

THE VISION: SPECIAL FOCUS AREAS
DOWNTOWN SQUARE CONT...

7 On-Street Parking
The City was clear on the desire for on-street parking on the Downtown Square. On-street parking should be provided around the Square for visitors to conveniently park and walk to neighboring shops, restaurants, and other Downtown destinations.

9 Biergarten/Dining Patio
Associated with the preservation of the old filling station at the southwest corner of the Square, this semi-private space will provide additional outdoor gathering opportunities for visitors to Downtown and can also assist with serving alcohol for special events.

8 Mid-block Crossings
At key access points, centrally located on the east, west, and south sides of the Square, it is Important to maintain connectivity with the block across the street. Enhanced mid-block crossings with increased visibility will create a safer pedestrian crossing environment. Utilizing a different color and/or type of pavers can provide the desired distinction.

Downtown Core Illustrative Vision Excerpt, Downtown Square

THE VISION: SPECIAL FOCUS AREAS
PATIO PLAZA

1 View Corridor and Connection

Patio Plaza is intended to be a pedestrian-oriented space that blurs the lines between restaurant patios, lively shops, and shared gathering space. This Plaza will serve as a connection from the Downtown Square to a future institutional-use building on the north side of Beech Street and should ensure that the view is unobstructed from the Square to the north side of Beech. Special events, festivals, art walks, etc. can be held in Patio Plaza and can serve to connect and extend the Downtown Square.

2 Double Frontage

The Vision of this block is to reinforce the street edge with new buildings that support the Vision of the Downtown Core. These buildings should have double frontage, facing the street along the outer perimeter and the shared space to the inside for enhanced walkability. Parking can be accommodated on-street and adjacent surface lots or structures throughout the Downtown Core.

BENCHMARKING - SITE PLAN

EXISTING TOWN SQUARE

EXISTING TOWN SQUARE

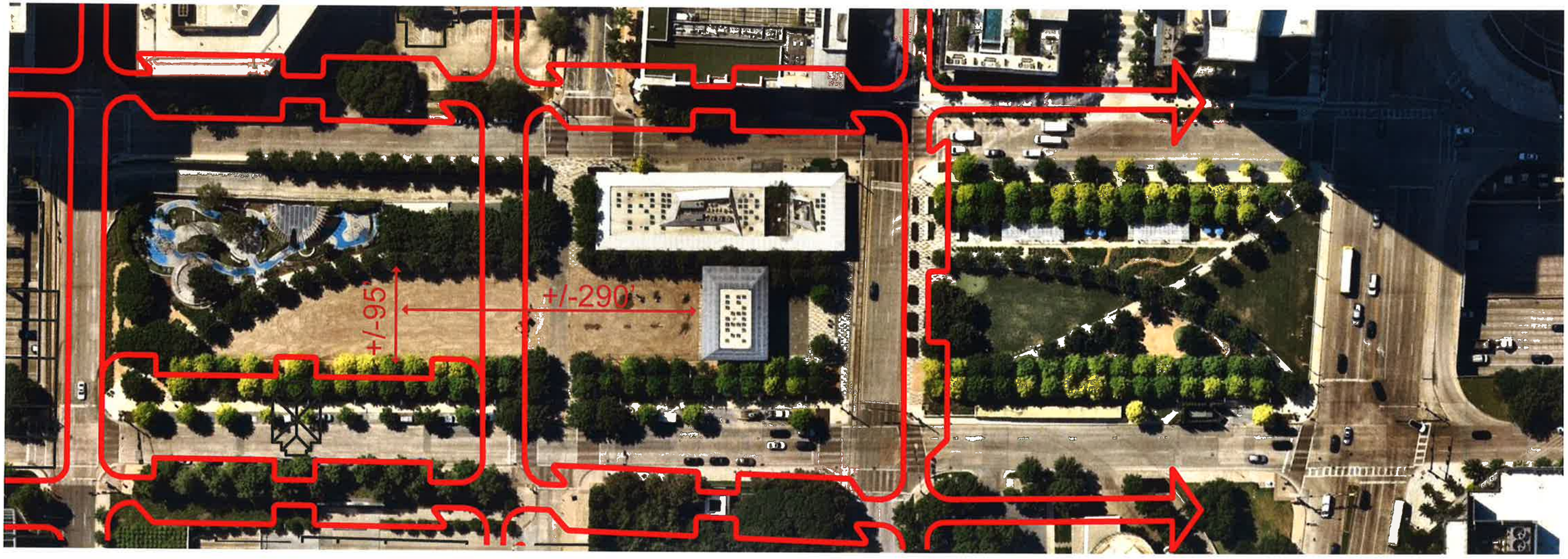
SCALE
0 40' 80' 160'

CELINA TOWN SQUARE

CELINA, TX

KLYDE WARREN PARK

LOCATION: DALLAS, TX



SCALE
0 20' 40' 80'

FEATURES / PROGRAM ELEMENTS:

- EVENT PAVILION
- EVENT LAWN
- RESTAURANT
- FOOD TRUCK PARKING
- PLAYGROUND
- GAMES AREA
- READING AREA
- FOUNTAIN
- ROBUST LANDSCAPE PLANTINGS

KLYDE WARREN PARK

FEATURES / PROGRAM ELEMENTS:

- EVENT PAVILION
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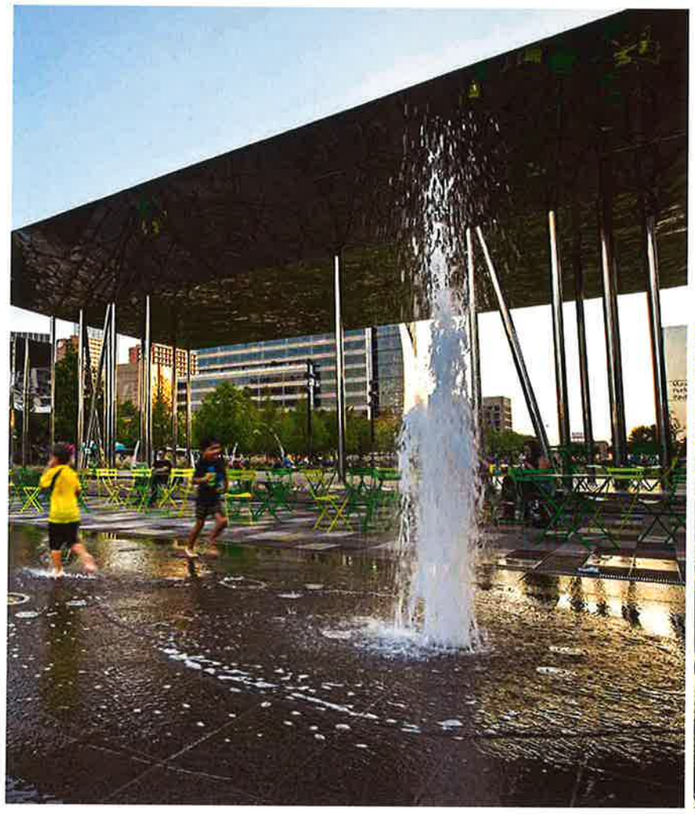
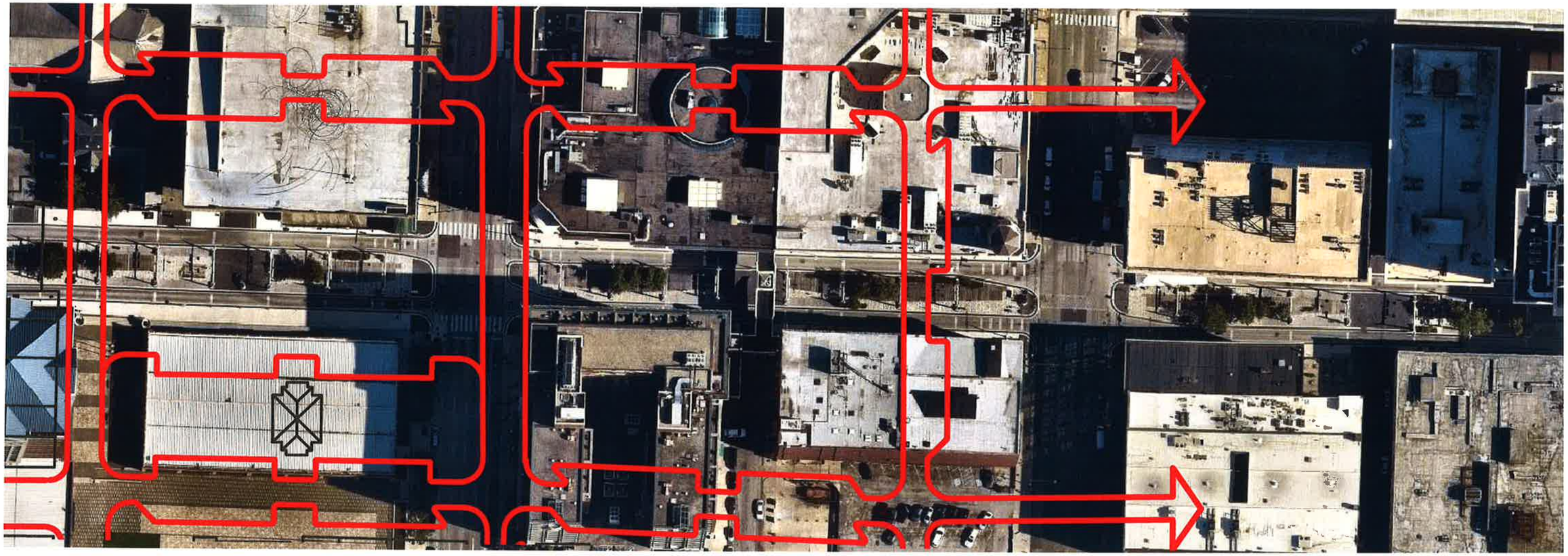


GEORGIA STREET

LOCATION: INDIANAPOLIS, IN



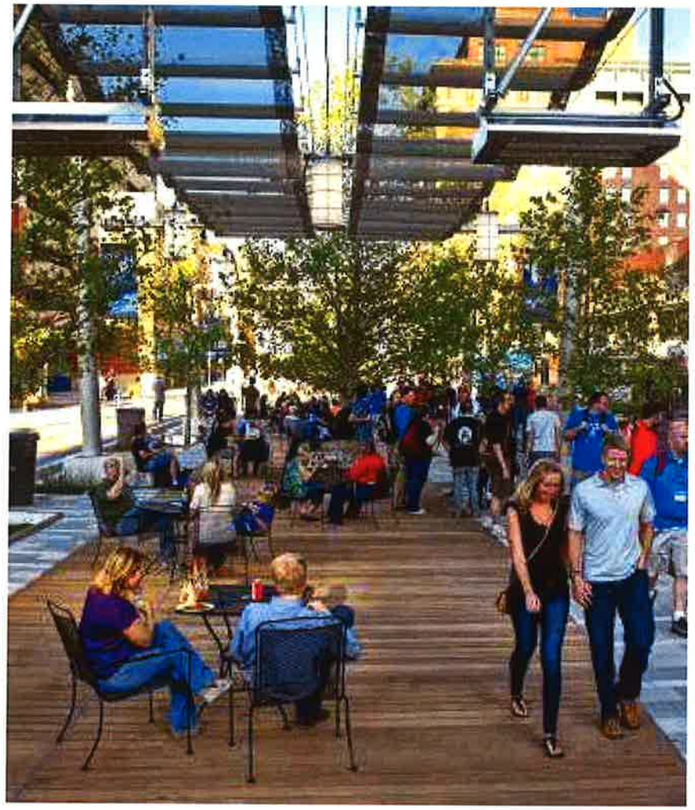
SCALE
0 20' 40' 80'

FEATURES / PROGRAM ELEMENTS:

- CURBLESS
- STREET CLOSURE FOR EVENTS
- SHADE STRUCTURE
- BOARDWALK / STORM WATER FILTRATION
- ELECTRIC CAR CHARGING STATIONS
- PLANTING AREAS
- ENHANCED PAVING
- APPROXIMATELY THREE BLOCKS

CELINA TOWN SQUARE
CELINA, TX

GEORGIA STREET



FEATURES / PROGRAM ELEMENTS:

- CURBLESS
- STREET CLOSURE FOR EVENTS
- SHADE STRUCTURE
- BOARDWALK / STORM WATER FILTRATION
- ELECTRIC CAR CHARGING STATIONS
- PLANTING AREAS
- ENHANCED PAVING
- APPROXIMATELY THREE BLOCKS

OBERMARKT STREET

LOCATION: MITTENWALD, GERMANY

FEATURES / PROGRAM ELEMENTS:

- OUTDOOR SEATING
- VARIABLE PLAZA WIDTH
- WATER FEATURE
- PLAZA ANCHOR
- CURBLESS

SCALE
0 20' 40' 80'

CELINA TOWN SQUARE
CELINA, TX

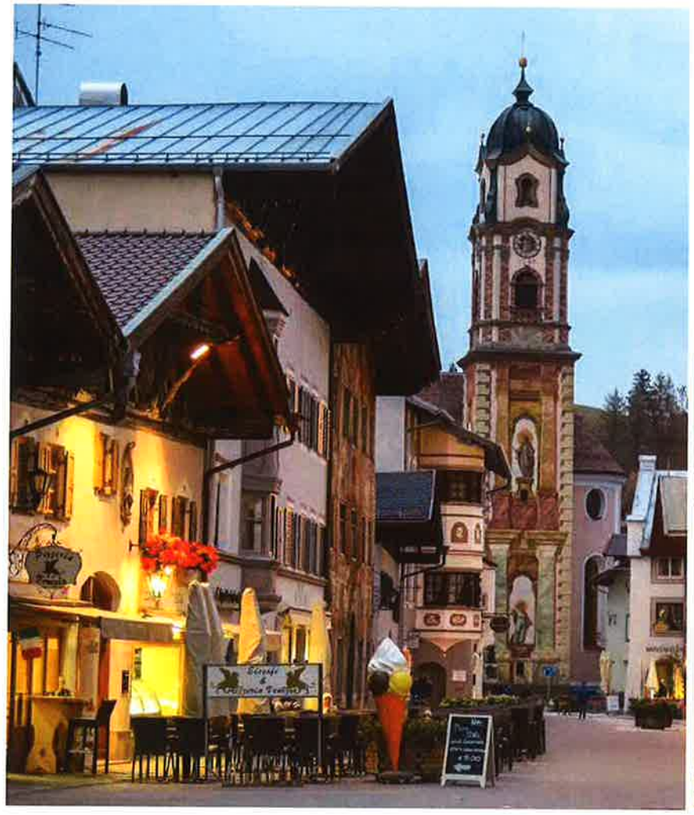
Kimley»Horn

July 2021

OBERMARKT STREET

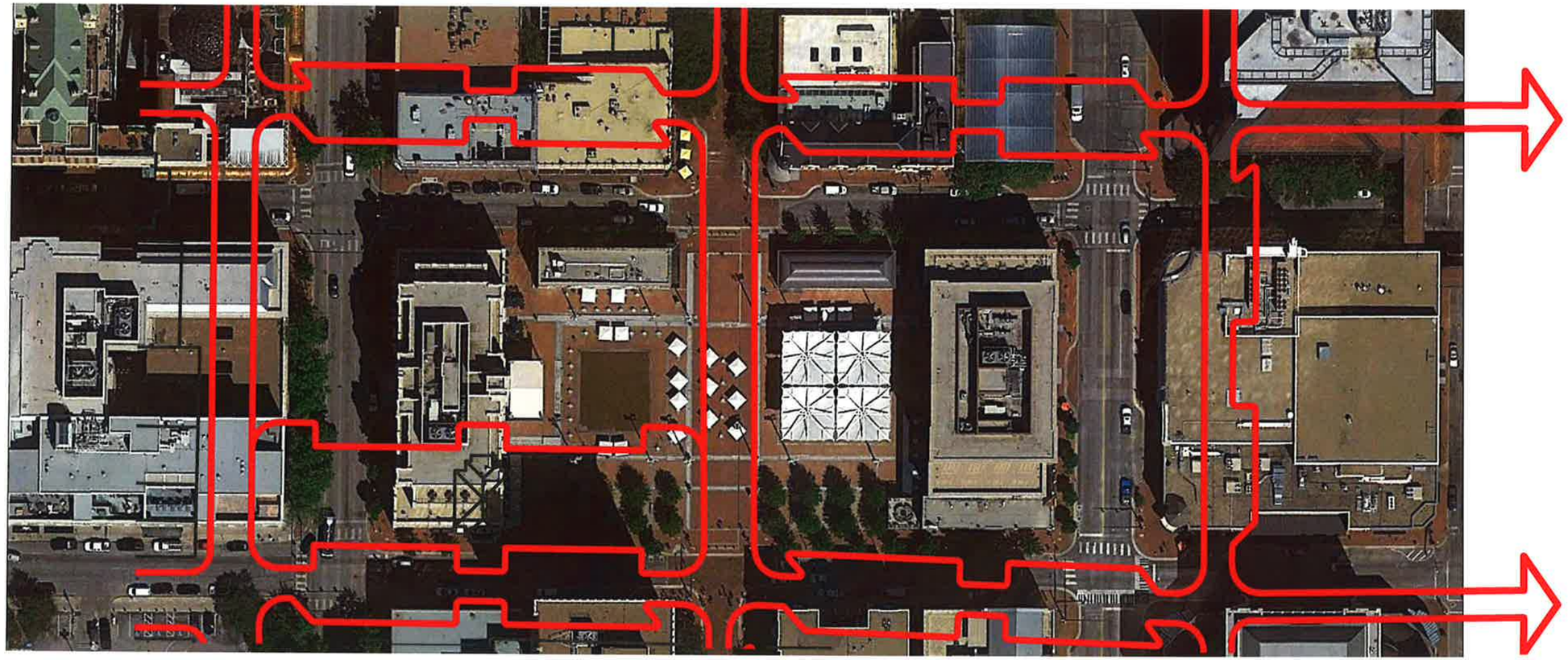
FEATURES / PROGRAM ELEMENTS:

- OUTDOOR SEATING
- VARIABLE PLAZA WIDTH
- WATER FEATURE
- PLAZA ANCHOR
- CURBLESS



SUNDANCE SQUARE

LOCATION: FT WORTH, TEXAS



FEATURES / PROGRAM ELEMENTS:

- DRY FOUNTAIN
- STREET CLOSURE FOR EVENTS
- ART
- FLEXIBLE COMMUNITY SPACE
- MECHANICAL SHADE STRUCTURE
- IN-GRADE LIGHTING
- ENHANCED PAVING

SCALE
0 20' 40' 80'

CELINA TOWN SQUARE
CELINA, TX

July 2021

SUNDANCE SQUARE

FEATURES / PROGRAM ELEMENTS:

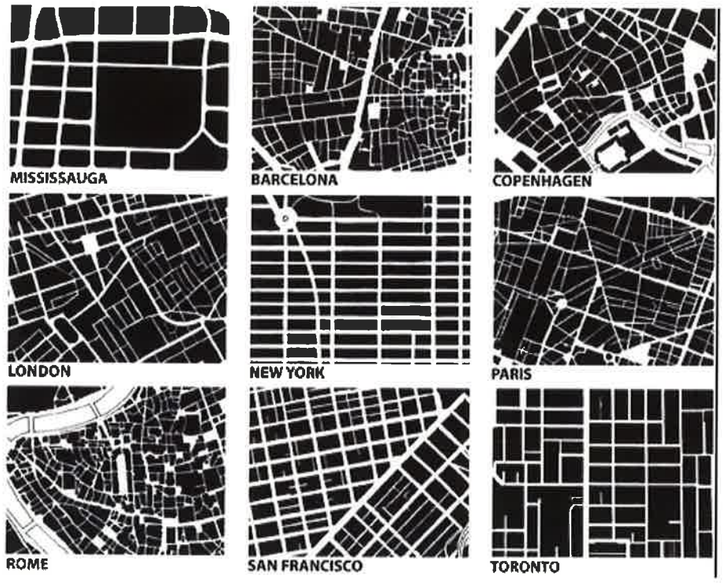
- DRY FOUNTAIN
- STREET CLOSURE FOR EVENTS
- ART
- FLEXIBLE COMMUNITY SPACE
- SHADE STRUCTURE
- IN-GRADE LIGHTING
- ENHANCED PAVING

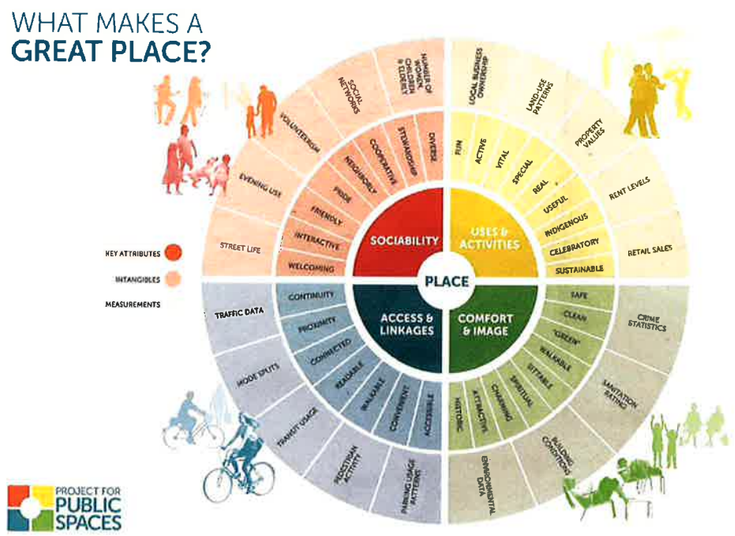
CELINA TOWN SQUARE

CELINA, TX

CELINA TOWN SQUARE GOALS & DRIVERS

CELINA TOWN SQUARE SUCCESSFUL PLACES





Top image from Pattern Language. Article by Project for Public Spaces as "What makes a successful place?", A brief guideline about how to develop great public spaces by following four qualities: Sociability, Uses & Activities, Access & Linkages, and Comfort & Image.

COMFORT & IMAGE

USES & ACTIVITIES

SOCIABILITY

SITE ANALYSIS

PROPOSED CITY HALL LOCATION

HIGH POINT OF SITE

LOW POINT OF SITE

TWO WAY VEHICULAR TRAFFIC

ANTICIPATED PEDESTRIAN CROSSING

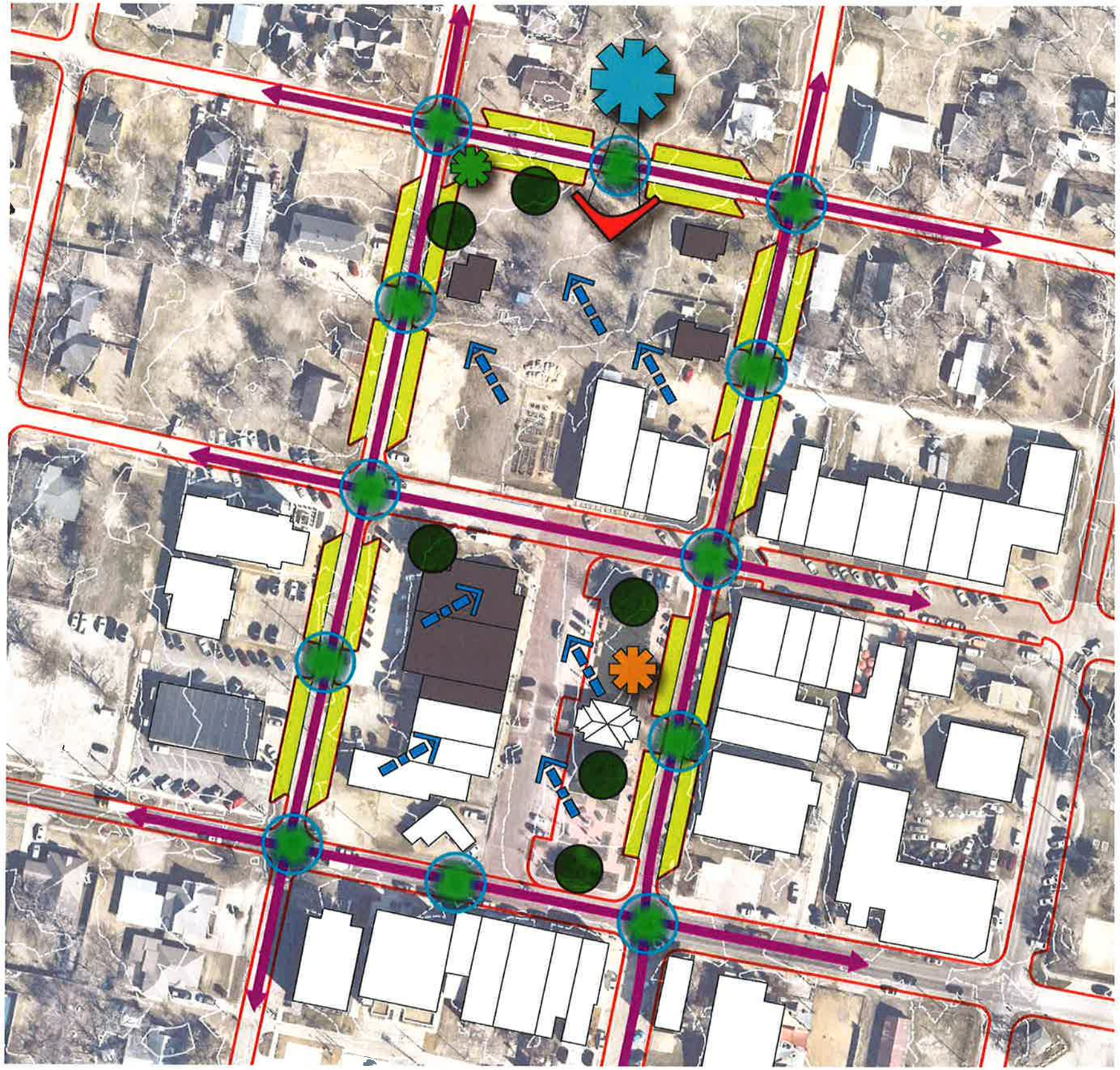
ANTICIPATED ON STREET PARKING

POTENTIAL TREE PRESERVATION

EXISTING DRAINAGE FLOW

POTENTIAL BUILDINGS TO BE DEMOLISHED

POTENTIAL BUILDINGS TO BE SAVED



CELINA TOWN SQUARE

CELINA, TX

DISCUSSION / PROGRAM ELEMENTS

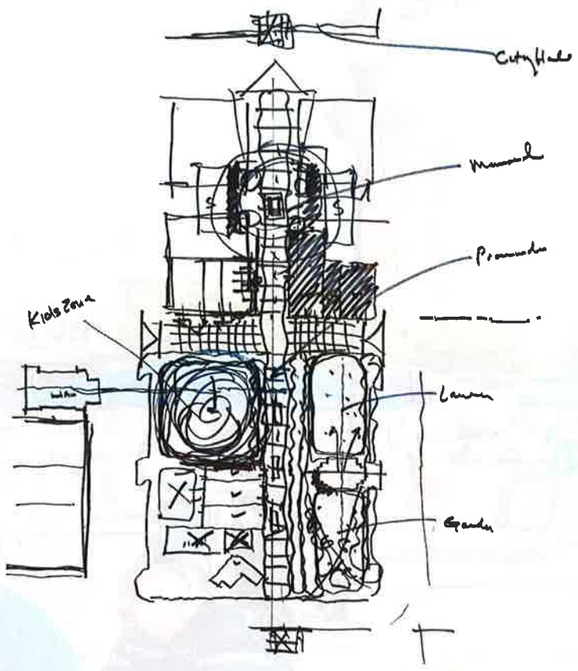
TOWN SQUARE PROGRAM ELEMENTS

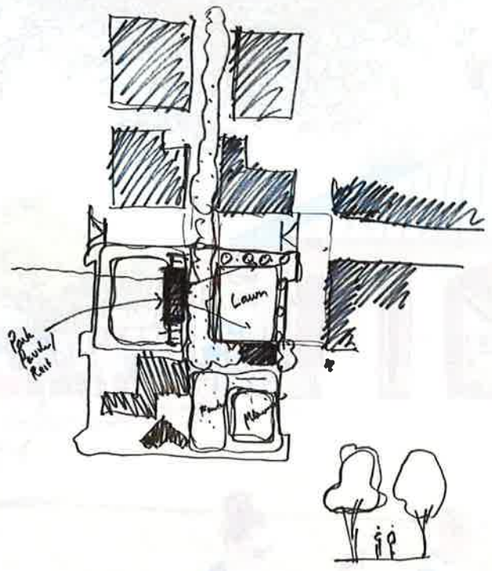
- DRY FOUNTAIN / WATER FEATURE
- STREET CLOSURE FOR EVENTS
- EVENT LAWN
- VETERANS MEMORIAL
- PEDESTRIAN PROMENADE
- CURLESS STREETS
- MID-BLOCK CROSSINGS
- INCORPORATE EXISTING STRUCTURES
- ART / SCULPTURE
- FLEXIBLE COMMUNITY SPACE
- SHADE STRUCTURE
- SHADE BOSQUE
- OUTDOOR GAMES
- CHILDREN'S PLAY
- FOOD TRUCK AREA
- ENHANCED PAVING

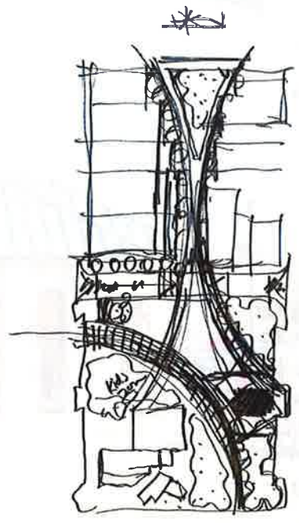
PATIO PLAZA PROGRAM ELEMENTS:

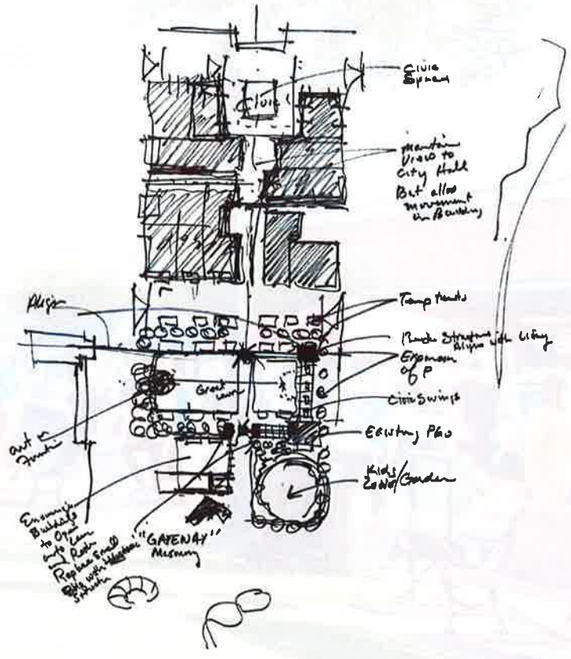
- DRY FOUNTAIN / WATER FEATURE
- STREET CLOSURE FOR EVENTS
- CURLESS STREETS
- MID-BLOCK CROSSINGS
- FLEXIBLE COMMUNITY SPACE
- INCORPORATE EXISTING STRUCTURES
- PROPOSE NEW STRUCTURES
- ART / SCULPTURE
- FLEXIBLE COMMUNITY SPACE
- CHILDREN'S PLAY
- SHADE STRUCTURE
- PATIO SPACE
- FOOD TRUCK AREA
- ENHANCED PAVING

TASK 2 CONCEPTUAL SKETCH PLANS



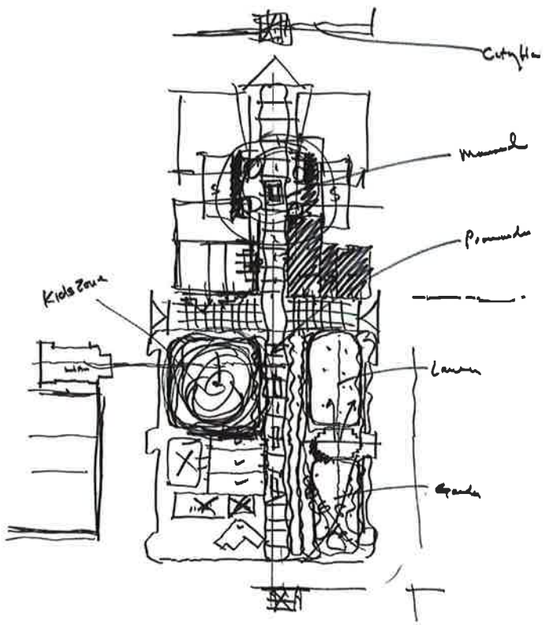


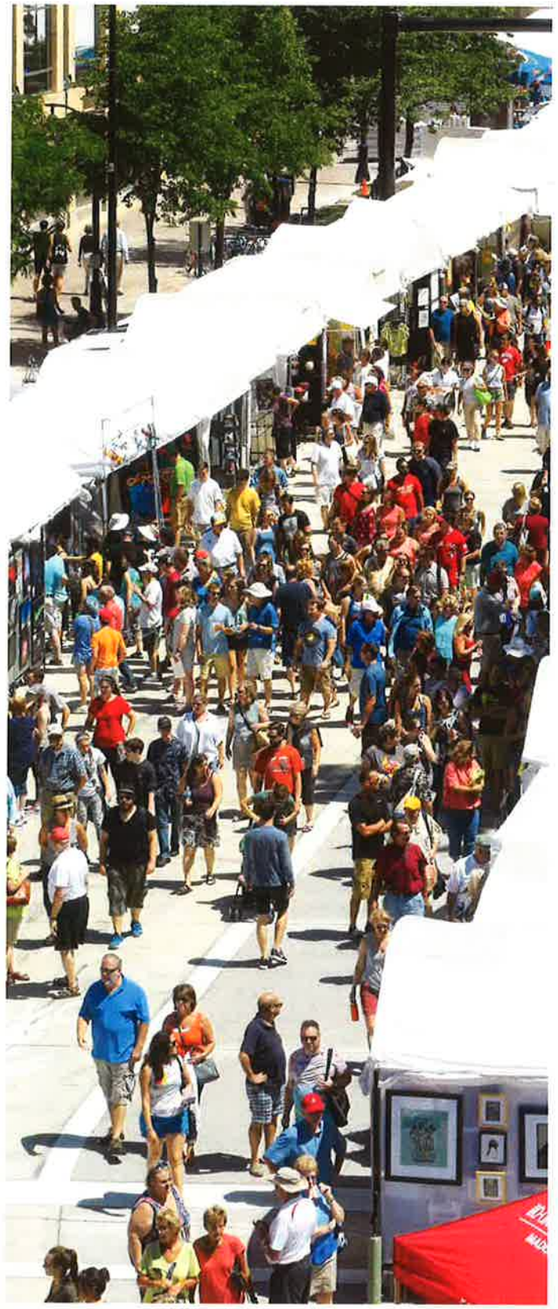


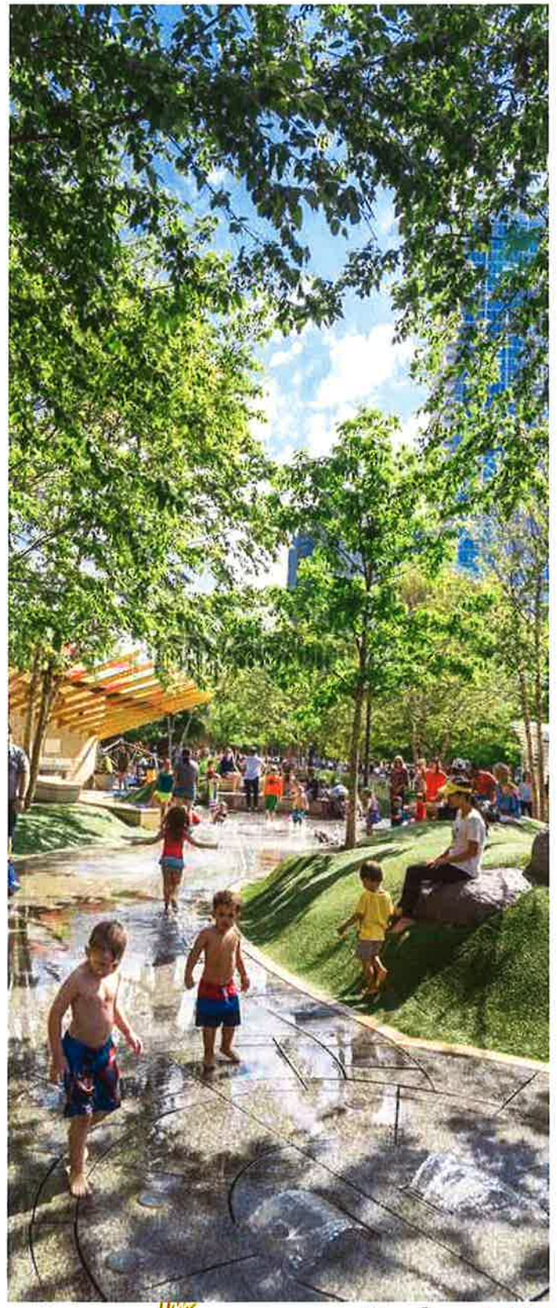


OPTION 1 “THE ESPLANADE”

LINEAR CONNECTIONS REPRESENT SOME OF THE STRONGEST DELINEATORS IN THE BUILT ENVIRONMENT. USING LINEAR CONNECTIONS FOR THE CELINA TOWN SQUARE IS A DEFINING ELEMENT OF THE TWO BLOCK DEVELOPMENT, CREATING A HIERARCHY OR TRAVEL BOTH WITHIN THE SITE AND ADJACENT THE SITE. THESE LINEAR ELEMENTS, BOTH HARD AND SOFT, CREATE A SERIES OF UNIQUE SPACES AND EXPERIENCES TO BE ENJOYED BY ALL.





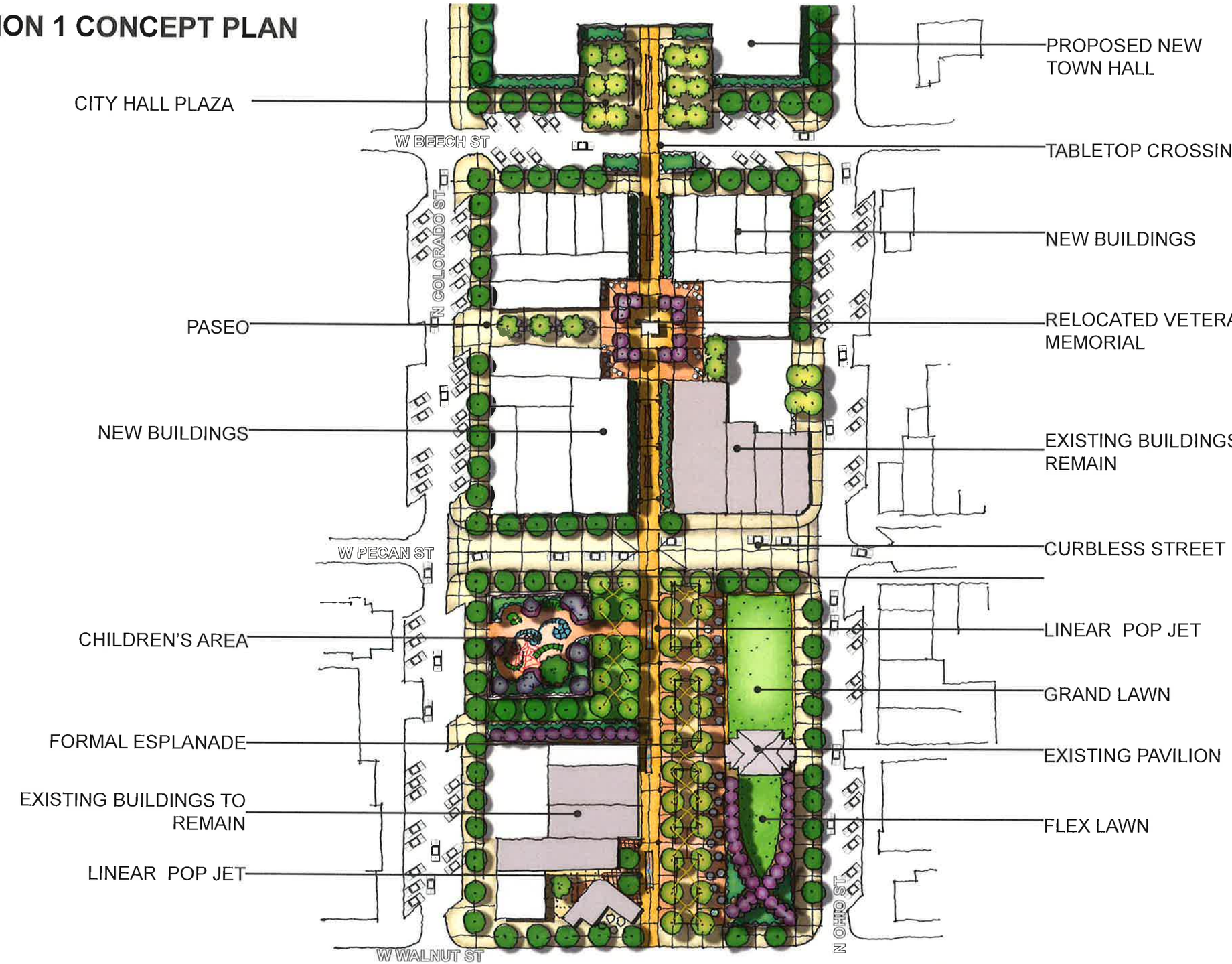


CELINA TOWN SQUARE

CELINA, TX

July 2021

OPTION 1 CONCEPT PLAN



OPTION 1 CONCEPT PLAN

LEGEND

1. CHILDREN'S PLAY GROUND
2. CHILDREN'S WATER PLAY
3. CHILDREN'S LAWN
4. LINEAR POP JET
5. ESPLANADE / SEATING AREA
6. EVENT LAWN
7. EXISTING PAVILION
8. FLEX LAWN
9. NEW BUILDINGS
10. EXISTING BUILDINGS
11. ON STREET PARKING
12. CURBLESS STREET
13. SERVICE / PARKING

CELINA TOWN SQUARE

CELINA, TX

PLAYGROUND

WATER PLAY

FLEX LAWN

EVENT LAWN

LINEAR POP JET

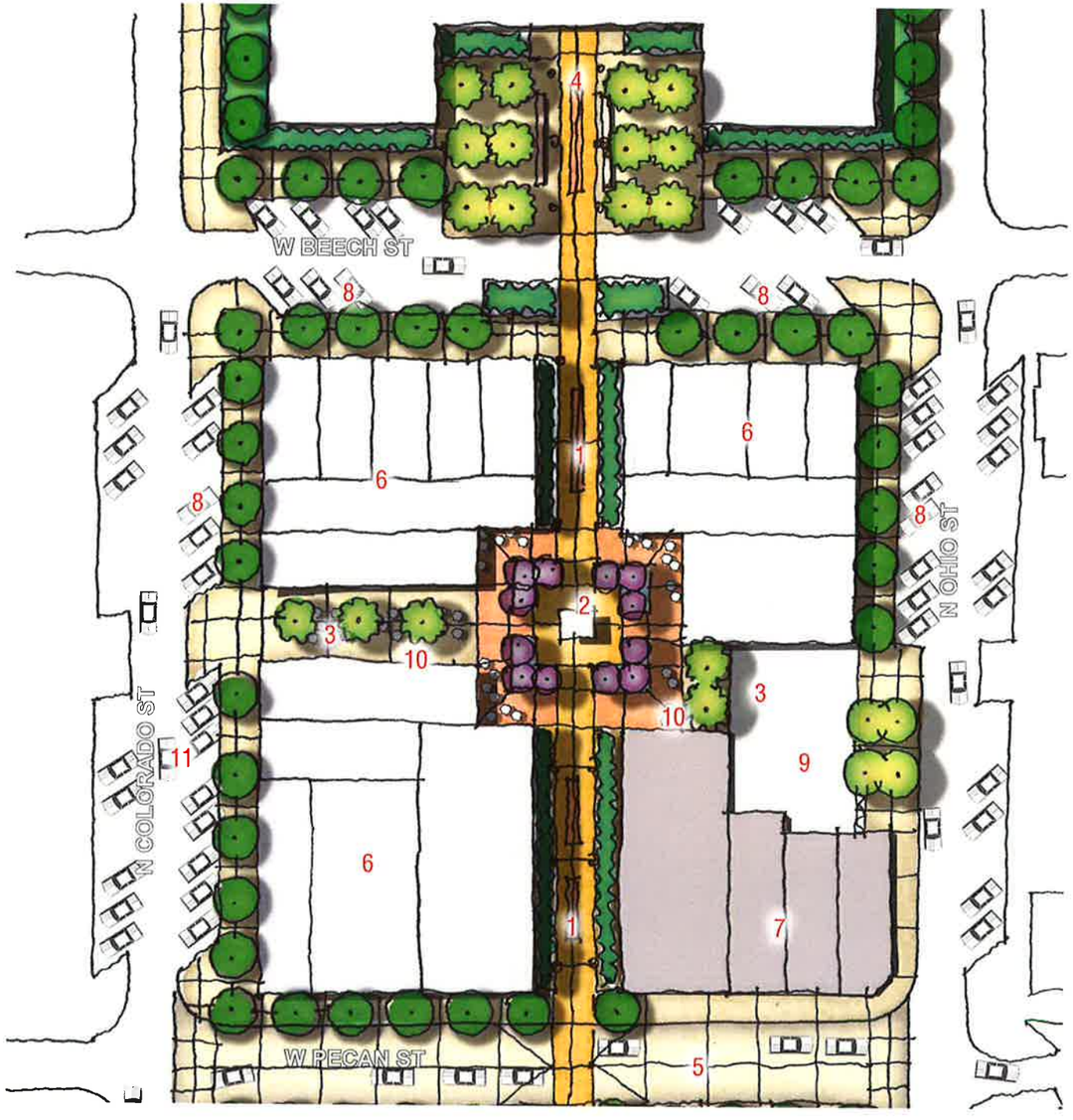
ESPLANADE / SEATING AREA

CELINA TEXAS est. 1870

Kimley»Horn

July 2021

OPTION 1 CONCEPT PLAN



LEGEND

1. LINEAR POP JET
2. RELOCATED VETERANS MEMORIAL
3. PASEO
4. CITY HALL PLAZA
5. CURBLESS STREET
6. NEW BUILDINGS
7. EXISTING BUILDINGS
8. ON STREET PARKING
9. SERVICE / PARKING
10. SEATING AREA

CELINA TOWN SQUARE

CELINA, TX

PLAYGROUND

SEATING AREAS ADJACENT NEW BUILDINGS

CURBLESS STREET

SEATING AREAS ADJACENT NEW BUILDINGS

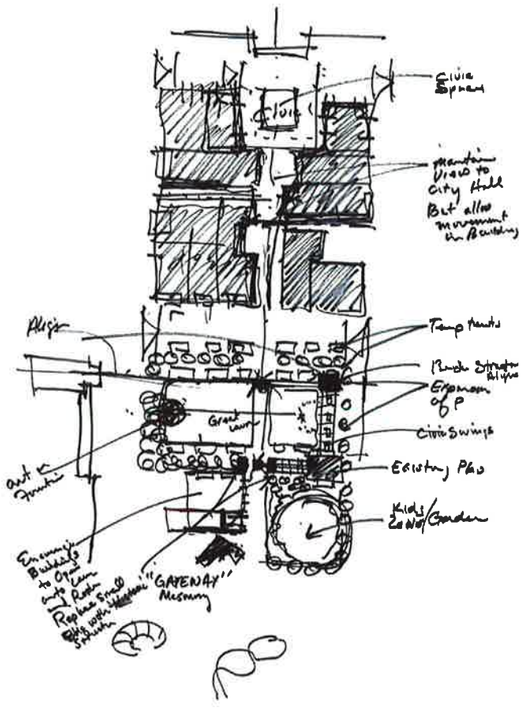
PASEO

COURT HOUSE PLAZA

July 2021

OPTION 2 “GARDEN SQUARE”

THE NEW GARDEN SQUARE IS IS ORIENTED TO A NOTH SOUTH AXIS TO THE NEW CITY HALL. IT BUILDS ON AND REINVENTS THE EXISTING SQUARE IN A FUN DYNAMIC WAY. A HIGHLY PROGRAMMED TWO BLOCK ZONE THAT COMBINES URBAN AND GARDEN ELEMENTS.

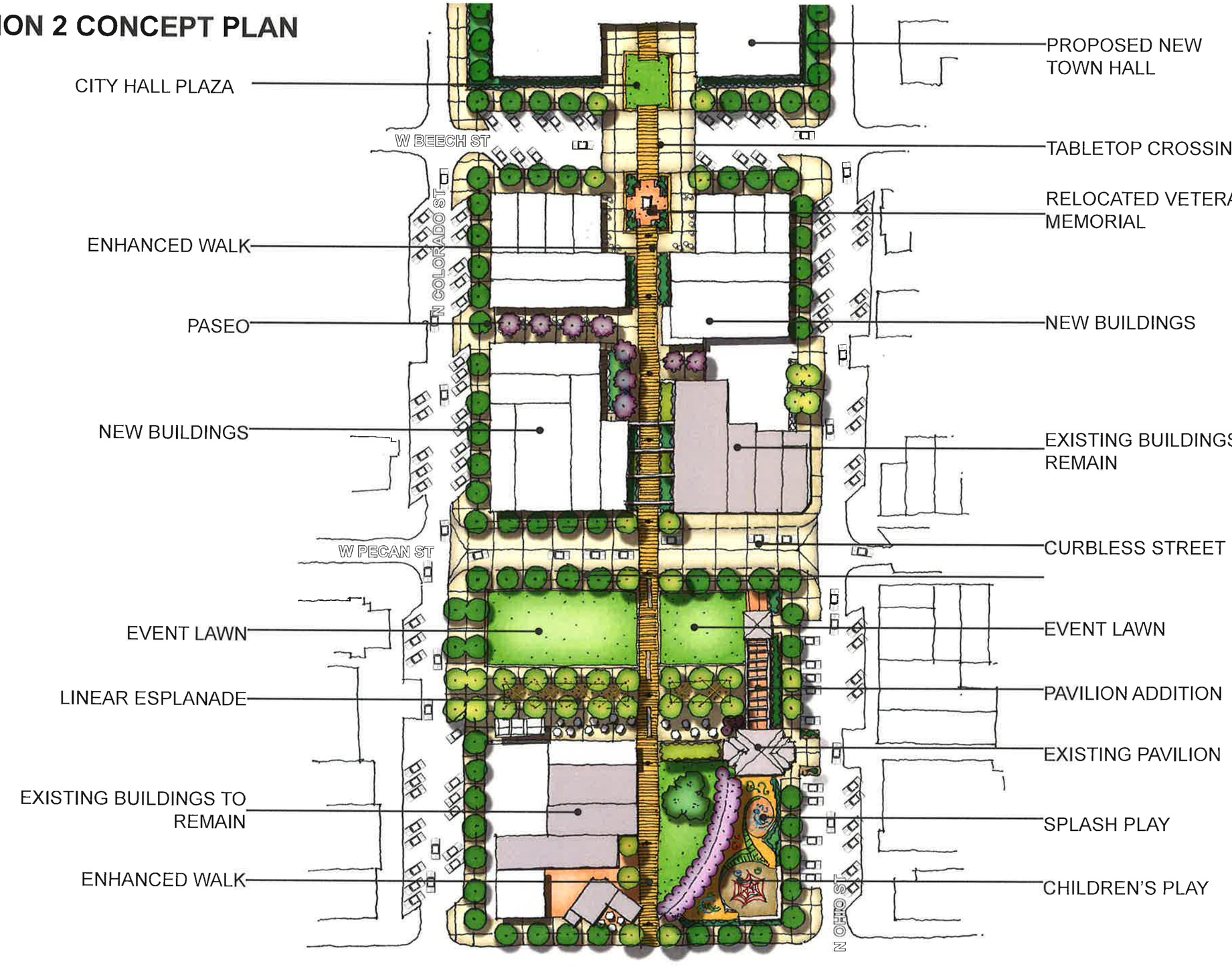


CELINA TOWN SQUARE

CELINA, TX

July 2021

OPTION 2 CONCEPT PLAN



CELINA TOWN SQUARE

CELINA, TX

OPTION 2 CONCEPT PLAN

LEGEND

1. CHILDREN'S PLAY GROUND
2. CHILDREN'S WATER PLAY
3. PAVILION
4. LINEAR POP JET
5. ESPLANADE / SEATING AREA
6. EVENT LAWN
7. EXISTING PAVILION
8. FLEX LAWN
9. NEW BUILDINGS
10. EXISTING BUILDINGS
11. ON STREET PARKING
12. CURBLESS STREET
13. SERVICE / PARKING
14. PAVILION EXPANSION

CELINA TOWN SQUARE

CELINA, TX

PLAYGROUND

WATER PLAY

FLEX LAWN

EVENT LAWN

LINEAR POP JET

ESPLANADE / SEATING AREA

CELINA TEXAS

Kimley»Horn

July 2021

OPTION 2 CONCEPT PLAN

LEGEND

1. LINEAR POP JET
2. RELOCATED VETERANS MEMORIAL
3. PASEO
4. CITY HALL PLAZA
5. CURBLESS STREET
6. NEW BUILDINGS
7. EXISTING BUILDINGS
8. ON STREET PARKING
9. SERVICE / PARKING
10. SEATING AREA

CELINA TOWN SQUARE

CELINA, TX

PLAYGROUND

SEATING AREAS ADJACENT NEW BUILDINGS

CURBLESS STREET

SEATING AREAS ADJACENT NEW BUILDINGS

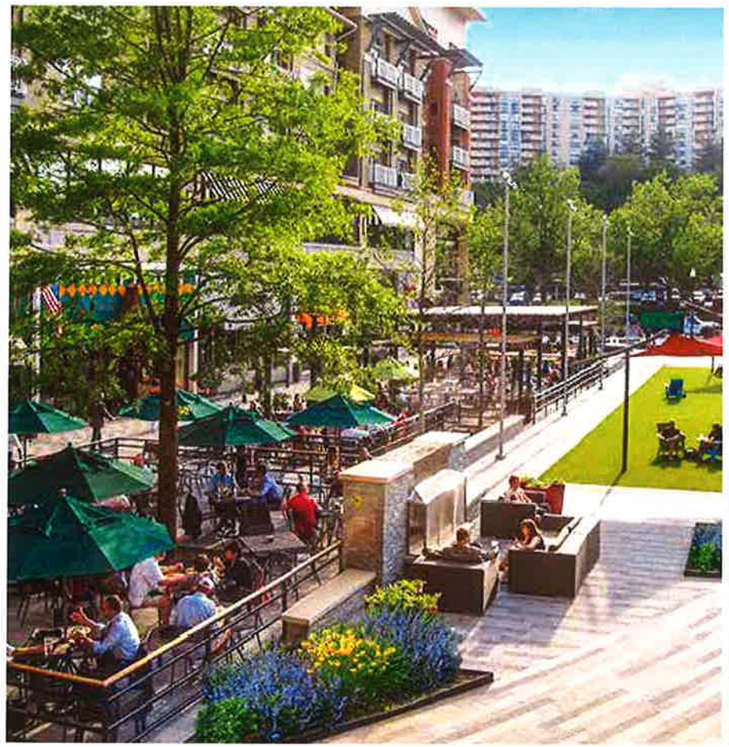
PASEO

COURT HOUSE PLAZA

Kimley»Horn

July 2021

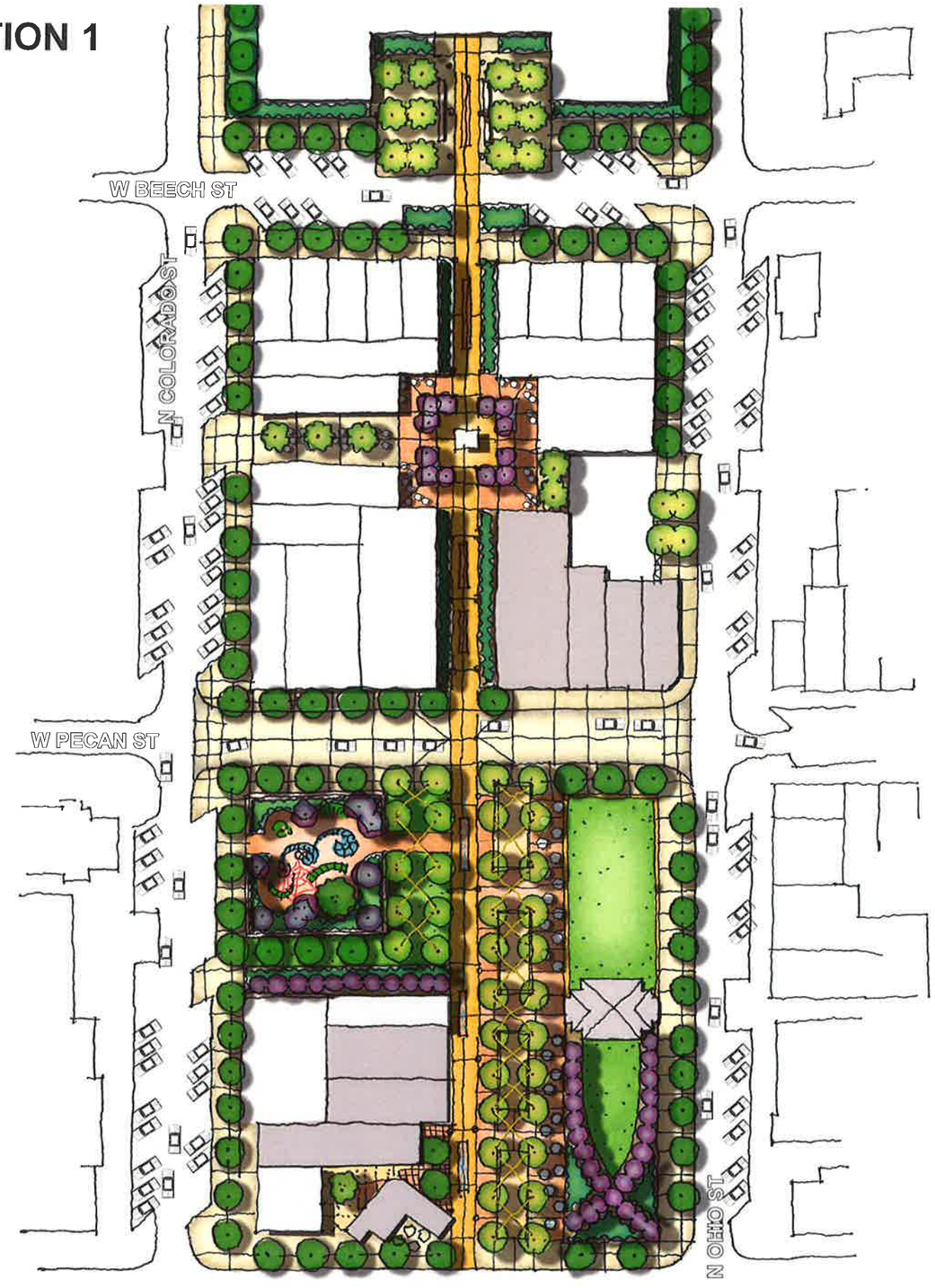
NEW BUILDING RELATIONSHIPS



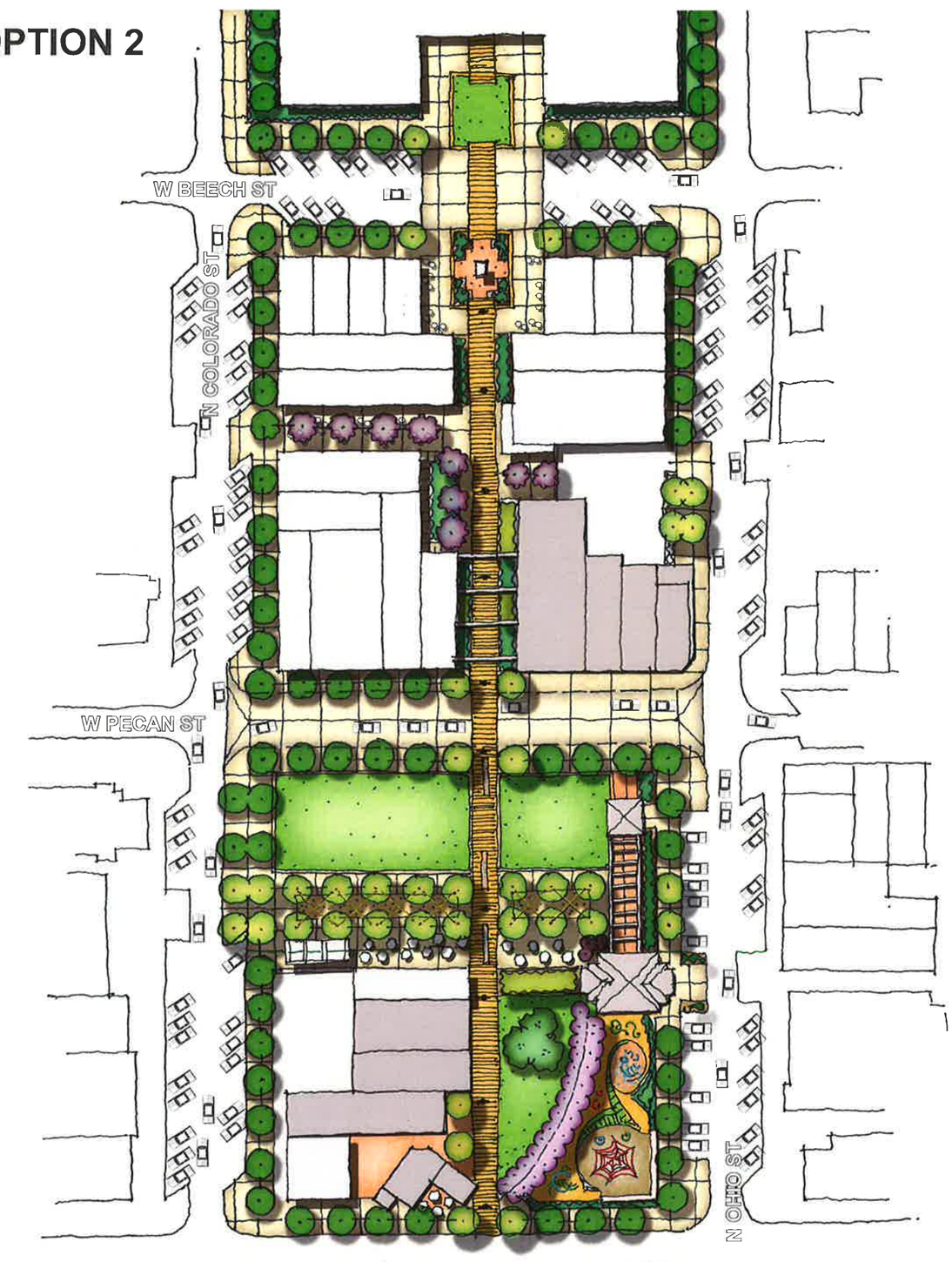
CELINA TOWN SQUARE

CELINA, TX

OPTION 1



OPTION 2



CELINA TOWN SQUARE

CELINA, TX

Life Connected.

MINUTES
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 12, 2026
5:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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

Members Present:	**Members Absent:**
Mayor Ryan Tubbs	None
Mayor Pro Tem Eddie Cawlfield	
Deputy Mayor Pro Tem Brandon Grumbles	
Council Member Philip Ferguson	
Council Member Andy Hopkins	
Council Member Shea Scott	
Council Member Shane Lambert	

II. CANVASS OF ELECTION RESULTS/OATHS OF OFFICE:

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 2, 2026. (Owens)

MOTION: Council Member Hopkins motioned to approve Resolution No. 2026-017R, seconded by Deputy Mayor Pro Tem Grumbles. The motion carried 5-0.

B. Administration of the Oath of Office and presentation of the Certificate of Election to the newly elected Mayor, and Council Members for Place No. 4 and Place No. 5. (Owens)

III. PROCLAMATIONS/PRESENTATIONS:

A. Celina High School Girls Soccer Team Proclamation. (Tubbs)
B. Celina Youth Council recognition. (Kearney)

IV. EXECUTIVE SESSION:

Closed to Public as provided in the Texas Government Code.

The City Council convened into Executive Session at 5:12 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding pre-annexation agreements.

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

B. Discussion regarding Project 151.
C. Discussion regarding Project Kingsmen 2.0.
D. Discussion regarding Project Highland.
E. Discussion regarding Project Rooster.
F. Discussion regarding Project Cypress.

G. Discussion regarding Project Pitch.
H. Discussion regarding The Village at Ownsby Farms.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:
I. Update on Blue Angus Eminent Domain.
J. Discussion regarding 54" Glendenning Transmission Line Eminent Domain.
K. Discussion regarding property located near Louisiana Drive and Beech Street.

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).

The City Council further reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed herein, as authorized by the Texas Government Code, Chapter 551.

The City Council closed Executive Session and reconvened into Open Session at 6:32 PM.

V. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Cheif Brown let the Invocation.

VI. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding the 2026 Water and Wastewater Rate Study. (Stovall)
B. Discussion regarding the development of Ousley Park. (Walsh)

VII. OPEN FORUM:

Nick Ogiluie and Jeb Honeyman spoke regarding 308 West Main Property.

Tawnia King spoke regarding traffic complaints and electricity to downtown.

VIII. CONSENT AGENDA:

Mayor Tubbs removed Item D from the Consent Agenda for individual consideration.

MOTION: Council Member Hopkins motioned to approve the Consent Agenda, seconded by Council Member Ferguson. The motion carried 7-0.

A. Minutes Approval:
1) City Council - Regular Meeting - April 14, 2026, 4:40 p.m.
B. Consider and act upon purchasing Dell and Panasonic computer hardware from GTS Technology Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) for an amount of $199,274.56, plus a 20% contingency in the amount of $39,854.91, for a total amount not to exceed $239,129.47. (Alexander)
C. Consider and act to authorize the purchase of furniture for the new Parks Administration Building from Furniture Marketing Group (FMG) in the amount of $403,384.96, plus a 5% contingency in the amount of $20,169.24, for a total amount not to exceed $423,554.20. (Brawner)
D. Consider and act to authorize the City Manager to execute an agreement with Oncor Electric Delivery, LLC, for the burial of electric lines on W. Walnut Street from the NW corner of N. Arizona Drive to the NE corner of N. Colorado Drive for an amount not to exceed $120,054.12. (Brawner)

MOTION: Mayor Tubbs motioned to approve an amended agreement with Oncor Electric Delivery, LLC, for the burial of electric lines on W. Walnut Street from the NW corner of N. Arizona Drive to the NE corner of N. Colorado Drive for an amount not to exceed $133,225.12, seconded by Council Member Hopkins. The motion carried 7-0.

E. Consider and act upon a request to amend a development agreement with CCD- Coit Land, LLC, regarding the construction of Choate Parkway from Kinship Parkway to Roseland Parkway. (Brawner)

F. Consider and act to authorize Amendment 6 to Parkhill Smith Cooper's Design Services MSA for the bleacher site work related to the Park Administration Building in the amount not to exceed $69,840.00. (Brawner)

G. Consider and act to authorize and ratify a work authorization with WSB Testing MSA for the material testing services for Fire Station #4 in amount not to exceed $109,913.00. (Brawner)

H. Review and acceptance of the Quarterly Investment Report for the period ended March 31, 2026. (Bromiley)

I. Consider and act upon a Resolution appointing Art Maldonado as Judge of the Municipal Court of the City of Celina, Texas, setting the compensation of said Judge, setting the term of office of said Judge, and establishing authority in accordance with State laws and the Home Rule Charter of the City of Celina. (Bromiley)

Resolution No. 2026-018R

J. Consider and act upon a Resolution to authorize execution of an Amendment to the Interlocal Agreement with the Local Government Investment Cooperative. (Bromiley)

Resolution No. 2026-019R

K. Consider and act upon an Interlocal Cooperation Agreement for Ad Valorem Tax Collection Services with Collin County Tax Assessor's Office and the City. (Bromiley)

L. Consider and act upon an Ordinance amending Ordinance No. 2025-94 which adopted and approved the budget for fiscal year beginning October 1, 2025, and ending September 30, 2026, and make appropriations for each department, project, and account, by adopting an amended 2025-2026 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

Ordinance No. 2026-029

M. Consider and act to award Bid #2026-031 to A&M Construction for the repair of a twelve-inch water transmission line in the amount of $92,574.00, plus a 10% contingency in the amount of $9,257.40, for a total amount not to exceed $101,831.40. (Figueroa)

N. Consider and act upon a Resolution authorizing the City Manager to terminate the Interlocal Cooperation Agreement between the Town of Little Elm and the City of Celina for the Coordination of the Ironman Competition Route. (Ranc)

Resolution No. 2026-020R

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 North

Preston Lakes Drive drainage project. (Oduro)

Resolution No. 2026-021R

P. 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 East Elm Street from S. Preston Road to S. Texas Drive. (Oduro)

Resolution No. 2026-022R

Q. 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 the right-turn lane improvements on Preston Road at Lynn Stambaugh Parkway. (Oduro)

Resolution No. 2026-023R

R. Consider and act to approve a work authorization for testing services for the construction of the Glendenning Transmission Line with WSB, LLC, for an amount not to exceed $122,259.00. (Oduro)

S. 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 $120,000.00. (Oduro)

T. Consider and act to authorize a change order for $122,354.34 for the addition of a 24-inch in-line gate valve for the Coit Road water line as part of the Coit Road reconstruction from Vest Lane to Choate Parkway, Bid 2025-029 to McMahon Contracting, LP. (Oduro)

U. Consider and act to authorize Amendment 2 to add the Guaranteed Maximum Price (GMP) for the construction of the Old Celina Park playground through the Construction Manager At Risk, Dean Construction, in the amount of $113,170.12. (Oduro)

V. Consider and act to authorize a cost share agreement with Michael Millen Revocable Trust for the construction and upsize and construction of a twelve-inch (12") waterline running from the east side of Preston Hills Circle to approximately 370' west of Twin Lakes Drive in an amount not to exceed $79,040.33. (Oduro)

W. Consider and act to accept the resignation of Shane Lambert from the Economic Development Corporation. (Owens)

X. Consider and act to accept the resignation of Michael Dawson from the Planning & Zoning Commission. (Owens)

Y. Consider and act to approve the acceptance of the sub-grant for the Hazard Mitigation Grant Program (HMGP) for the Celina Warning Siren System and authorize the City Manager to sign the terms and conditions of the grant. (White)

IX. 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 an Assembly, Other use on an approximately .24 acre portion of an overall four (4) acre tract; generally located approximately 890 feet north of Frontier Parkway and 850 feet east of Preston Road, within the City limits, for Preston Corner Lot 8 – Building 3 Event Center. (Mohan)

Mayor Tubbs opened the Public Hearing at 7:43 PM.
No one wished to speak.
Mayor Tubbs closed the Public Hearing at 7:43 PM.

MOTION: Council Member Ferguson motioned to approve Ordinance No. 2026-030, seconded by Council Member Hopkins. The motion carried 7-0.

X. ACTION ITEM:

A. Consider and act to approve the FY 2026 Public Art Annual Plan and appoint City Council liaisons to each art selection committee. (Kearney)

MOTION: Mayor Tubbs motioned to appoint Deputy Mayor Pro Tem Grumbles to the Downtown Center Parking Garage and the Parks Administration Building Committees, and appoint Council Member Hopkins to the Fire Station #4 Committee, seconded by Council Member Ferguson. The motion carried 7-0.

B. Consider and act to approve a work authorization for design services for Westwood Services for Legacy Drive from Punk Carter to Carey Road and the intersection of FM 428 and Legacy Drive for an amount of $2,561,610.00. (Oduro)

MOTION: Deputy Mayor Pro Tem Grumbles motioned to approve Action Item B, seconded by Council Member Ferguson. The motion carried 7-0.

C. Consider and act upon an Ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (Mosaic Public Improvement District Improvement Area #2B Project); approving a Service and Assessment Plan and updated Improvement Area #2 Assessment Roll; and approving and authorizing related agreements. (Bromiley)

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-031, seconded by Council Member Ferguson. The motion carried 7-0.

D. Consider and act to authorize Amendment 2 to the Guaranteed Maximum Price (GMP) for the construction of the fire lane civil work at the Parks Administration Building to Crossland Construction for an amount not to exceed $1,457,094.00. (Brawner)

MOTION: Council Member Lambert motioned to approve Action Item D, seconded by Council Member Hopkins. The motion carried 7-0.

E. Consider and act to award Bid #2025-039 to Tangram, LLC, for the Downtown Center furniture in the amount of $1,593,213.00, plus a 5% contingency in the amount of $79,660.00, for a total amount not to exceed $1,672,873.00. (Brawner)

MOTION: Council Member Hopkins motioned to approve Action Item E, seconded by Council Member Lambert. The motion carried 7-0.

F. Consider and act to approve a work authorization for project management services from Johnson, Mirmirian & Thompson, Inc., for the preparation of five design packages for various downtown streets in an amount not to exceed $1,737,374.26. (Brawner)

MOTION: Deputy Mayor Pro Tem Grumbles motioned to approve Action Item F, seconded by Council Member Hopkins. The motion carried 7-0.

G. 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 2026", 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)

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-032, seconded by Council Member Ferguson. The motion carried 7-0.

H. Consider and act to elect a Mayor Pro Tem and Deputy Mayor Pro Tem. (Owens)

MOTION: Mayor Pro Tem Cawlfield motioned to appoint Council Member Hopkins as Mayor Pro Tem and Council Member Ferguson as Deputy Mayor Pro Tem, seconded by Council Member Hopkins. The motion carried 3-4. Motion Failed. Council Member Ferguson, Council Member Scott, Council Member Lambert, and Mayor Tubbs opposed.

MOTION: Deputy Mayor Pro Tem Grumbles motioned to appoint himself as Mayor Pro Tem and Council Member Hopkins as Deputy Mayor Pro Tem, seconded by Mayor Pro Tem Cawlfield. The motion carried 7-0.

XI. ADJOURNMENT:
Mayor Tubbs adjourned the meeting at 8:13 PM.

Approved on the 9th day of June 2026.

_____
Ryan Tubbs, Mayor

_____
Ashley Owens, City Secretary

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
Date: June 9, 2026

Agenda Item:
Consider and act upon an Ordinance amending Ordinance No. 2025-94 which adopted and approved the budget for fiscal year beginning October 1, 2025, and ending September 30, 2026, and make appropriations for each department, project, and account, by adopting an amended 2025-2026 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 2026 runs from October 1st to September 30th, 2026, 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 2026:

- $3,000,000 in General Fund expenses for a transfer to the Street Construction Fund.
- $3,100,000 in General Fund expenses for a transfer to the Capital Acquisition Fund.
- $171,049 in General Fund expenses to Collin County for Animal Shelter O&M and construction.
- $15,000 in General Fund expenses for Facilities Maintenance in Fire Department

Legal Review:
N/A

Supporting Documents:

1. Staff Presentation
2. Ordinance

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 an adequate fund balance to fund the proposed amendment.

Staff Recommendation:

Staff recommends approval.

June Budget Amendment

6/9/2026

Details

- $3,000,000 in General Fund for a transfer to Street Construction from fund balance.
- $3,100,000 in General Fund for a transfer to Capital Acquisition from fund balance.
- $171,049 in General Fund for animal shelter O&M and construction costs from fund balance.
- $15,000 in General Fund expenses for Facilities Maintenance in Fire Department

Thank You!

ORDINANCE NO. 2026-____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2025-94, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2025-2026 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 2025-2026, heretofore previously adopted by Ordinance 2025-94; 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, 2026, heretofore previously adopted by Ordinance 2025-94 duly enacted by the City Council of the City of Celina on the 9th day of September, 2025, 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 9th day of June 2026.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

EXHIBIT A
FY 2025-2026 Budget Amendment

Meeting Date: June 9, 2026

Account #	Account Name	Description	Adjustment
102-31-3050	Fund Balance	Fund Balance Offset	(6,100,000)
102-123-000-7500	Transfer Out	Transfer to Street Construction	3,000,000
102-123-000-7500	Transfer Out	Transfer to Capital Acquisition	3,100,000
102-31-3050	Fund Balance	Fund Balance Offset	(171,049)
102-111-000-6270	Animal Control Shelter	Animal Shelter O&M and Construction Costs	171,049
102-31-3050	Fund Balance	Unexcepted facilities expense increases for Fire Stations	(15,000)
102-110-000-6504	Facilities Maintenance	Unexcepted facilities expense increases for Fire Stations	15,000

Life Connected.

City Manager's Office
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
Date: June 9, 2026

Agenda Item:
Consider and act upon ratifying Community Development Corporation Resolution No. 2026-001R. (Stovall)

Background Information:

The City Council is requested to ratify the Resolution approved by the Celina Community Development Corporation (CCDC) regarding "Project Earthman," a strategic land exchange initiative between the City of Celina and the Prosper Independent School District (Prosper ISD). Under this proposal, the City will exchange the Earthman Property—originally funded through Type B sales tax funds and located at the south-west corner of Carey Road and Smiley Road—for a Prosper ISD-owned parcel situated north of W. Frontier Parkway, south of Carey Road, east of Smiley Road, and west of the Mosaic development.

The Board of Directors of the CCDC has determined that this exchange directly aligns with the Corporation's mission to enhance local development, as the newly acquired acreage will ultimately be integrated into and developed as part of the City's public park system. This Resolution officially authorizes the land exchange project and grants the President of the Corporation the authority to execute all necessary legal and closing documents to finalize the transaction.

Additionally, in accordance with Section 505.160 of the Texas Local Government Code, the Resolution directs the City Secretary to publish a mandatory 60-day public notice for "Project Earthman". Standard legal protections, including savings, repealing, and severability clauses, are also incorporated to ensure full compliance with the Texas Open Meetings Act ahead of its adoption.

Legal Review:

Legal Review was completed.

Supporting Documents:

1. Staff Presentation
2. CDC Resolution No. 2026-001R

Financial Consideration:

Exchange of Land.

Staff Recommendation:

Staff recommends approval.

Community Development Corporation Ratification - Project Earthman

June 9, 2026

Karla Stovall,
Assistant City Manager

Ratification - Project Earthman

The City Council is requested to ratify a Resolution, previously endorsed by the Celina Community Development Corporation (CCDC), concerning "Project Earthman," a collaborative land exchange agreement between the City of Celina and Prosper Independent School District (Prosper ISD).

Thank You!

CELINA CDC RESOLUTION NO. 2026-001R

A RESOLUTION AUTHORIZING A PROJECT TO EXCHANGE THE EARTHMAN PROPERTY OWNED BY THE CITY BUT FINANCED IN WHOLE OR IN PART WITH FUNDS OF THE CORPORATION, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CAREY ROAD AND SMILEY ROAD AND FUNDED WITH TYPE B SALES TAX FUNDS, WITH PROSPER ISD FOR PROPERTY LOCATED NORTH OF W. FRONTIER PARKWAY, SOUTH OF CAREY ROAD AND GENERALLY EAST OF SMILEY ROAD AND WEST OF THE MOSAIC SO THAT THE PROPERTY TO BE ACQUIRED CAN ULTIMATELY BE DEVELOPED AS PART OF THE CITY'S PUBLIC PARK SYSTEM AND AUTHORIZING THE PRESIDENT OF THE CORPORATION TO EXECUTE DOCUMENTS NECESSARY FOR THE PROJECT, AND OTHER MATTERS INCIDENT AND RELATED THERETO; PROVIDING FOR NOTICE OF PROJECT EARTHMAN; PROVIDING FOR INCORPORATION OF PREMISES; FOR A SAVINGS/REPEALINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Celina Community Development Corporation (the "Corporation") exists to promote the development and expansion of new and expanded business enterprises with the city of Celina; and

WHEREAS, the City of Celina ("City") has approached the Corporation about exchanging the Earthman property owned by the City but financed in whole or in part with funds of the Corporation, generally located at the southwest corner of Carey Road and Smiley Road and funded with Type B sales tax funds, with Prosper ISD for property located north of W. Frontier Parkway, south of Carey Road and generally east of Smiley Road and west of the Mosaic so that the property to be acquired can ultimately be developed as part of the City's public park system; and

WHEREAS, the Board of Directors of the Corporation finds that approving the request to exchange property will ultimately improve the City's park system upon development by the City of the land to be acquired as a park; and

WHEREAS, a project known as Project Earthman, as defined in Section 2 below, was presented to the Board of Directors with such presentation detailing the use of the property to be acquired by the City as part of the public park system.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CELINA COMMUNITY DEVELOPMENT CORPORATION:

SECTION 1. Recitals Incorporated: The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board of Directors.

SECTION 2: Approval of Project and Authority to Execute Project Documents. The exchange the Earthman property, generally located at the southwest corner of Carey Road and Smiley Road and purchased with Type B sales tax funds, with Prosper ISD for property located north of W. Frontier Parkway, south of Carey Road and generally east of Smiley Road and west of the Mosaic is approved as a project ("Project Earthman"). The President of the Corporation is authorized to execute any and all documents necessary to legally effectuate and complete Project Earthman, including but not limited to contracts and documents required by the City of Celina, Prosper ISD or the title company for closing on the property exchange, and other matters incident and related thereto for and on behalf of the Corporation.

SECTION 3: Project Expenditures and Notice. The Corporation's Secretary, or their designee, is hereby authorized to publish the 60-day notice of Project Earthman as required by Section 505.160 of the Texas Local Government Code. No funds of the Corporation shall be expended on Project Earthman until after the conclusion of the 60-day notice period and after execution of the project contract by all parties.

SECTION 4: Savings/Repealing. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 5: Severability. Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The Corporation hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6: Open Meeting. It is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Resolution was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 7: Effective Date. This Resolution shall be in force and effect immediately upon final passage, and it is so resolved.

PASSED AND ADOPTED, this June 3, 2026.

CELINA COMMUNITY DEVELOPMENT CORPORATION

President

ATTEST:

Secretary

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: Robert Ranc, City Manager
Date: June 9, 2026

Agenda Item:
Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending an approximate 25 acre portion of Planned Development (PD) No. 80 with modified development standards; generally located at the northeast corner of Dallas Parkway and Frontier Parkway, within the City limits, for Mac Haik Celina. (McAfee)

Background Information:
The subject property is approximately 25 acres and is located within the City limits in the Dallas North Tollway Overlay District (DNTO) Suburban subzone, which permits most commercial, office, and light industrial uses along major arterials with greater site design flexibility than the High-Rise subzone. The property is currently zoned under Planned Development (PD) No. 80, originally approved in 2017 and amended in 2021 and 2023 to allow mixed-use development. The applicant is proposing a new automotive dealership. However, car dealerships are not permitted under the current zoning.

New auto sales are not permitted by right in Celina outside of Industrial zoning districts, requiring either a Specific Use Permit (SUP) or an amended Planned Development (PD) for dealerships located within commercial, retail, office, DNTO, or CCOL zoning districts. The applicant is proposing a new automotive dealership within the Dallas North Tollway Overlay (DNTO) Suburban subzone, where new car dealerships may be permitted through an SUP or amended PD. The Future Land Use Plan (FLUP) designates the area for Community Mixed-Use Center development.

Mac Haik Chevy worked with City staff in both pre-application meetings and during the formal zoning submittal process to substantially comply with City standards, other than for two exceptions requested by the applicant (color and tree mitigation). The dealership building is proposed to be heavy masonry, but with a major exception of accent color. The proposed development includes compliant signage and a 12' trail along the floodplain, which ties into the

Trails Master Plan trail system. An auto dealership in this location is less of a use impact on adjacent properties than other potential allowed land uses.

One of the deal points being requested is in regard to the color allowance. Similar to regional cities, Celina requires new development to use earthen-tone exterior colors, allowing brighter branding elements only through signage rather than building façades. Under the previous ordinance, limited exceptions were granted only to Costco and Home Depot for colored accent stripes. Walmart, Lowe's, Sprouts, Academy Sports, Methodist Hospital, Collin College, and Ewing Buick GMC all abided by Celina's color regulations. Staff does not recommend relaxing this established precedent for an auto dealership.

The second deal point being requested is in regards to the tree mitigation. Celina requires mitigation for all protected trees measuring six (6) inches in diameter or greater, regardless of species. The subject property, along the floodplain, has many existing trees. The applicant is requesting that the PD redefine “protected tree” to include only species listed on the City’s Approved Plant List, a change estimated to reduce tree mitigation fees by approximately $400,000 since many native trees are not included on the list. Although similar language existed in the original PD, it was repealed through a 2023 amendment to align with modern standards. Staff does not support redefining zoning ordinance terms through a PD, as tree mitigation relief is typically addressed through a development agreement. In terms of precedent, a few developments, such as Rainwater Crossing, Legacy Hills, Uptown, The Crossing at Moore Farms, and The Village at Ownsby Farms, have ranged from mitigation caps to fees waived to no modification from base standards. Staff has identified three (3) paths forward: approve the applicant's request to only pay mitigation fees for trees on the City's Approved Plant List, deny the tree mitigation relief ask, or approve tree mitigation that is less than the applicant's request (e.g. 50 percent of protected trees).

Three major policy considerations exist:
1. Dealerships are generally not considered visually appealing land uses.
However, Celina's design standards are high, dealerships provide employment & a needed product/service, dealerships are not uncommon along major regional roadways, and dealerships are active in the community (sponsorships, donations, etc.).
2. Passenger vehicles do not pay local sales tax *(but other vehicle types do, such as boats, RVs, or heavy equipment).*
However, sales tax is collected on service parts and dealerships pay property tax and inventory tax.
3. The Planning & Zoning Commission and City Council gave direction early last summer that dealerships should not locate in the High-Rise subzone.

The Planning & Zoning Commission unanimously recommended approval of the PD (land use & tree mitigation relief), but without the exception for architectural color relief at its regular meeting in May (5-0). There was no public feedback at the Public Hearing. Staff recommends approval, as presented, but without the exceptions for architectural color relief or tree mitigation relief.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation

2. Location Map
3. Ordinance

Financial Consideration:
N/A

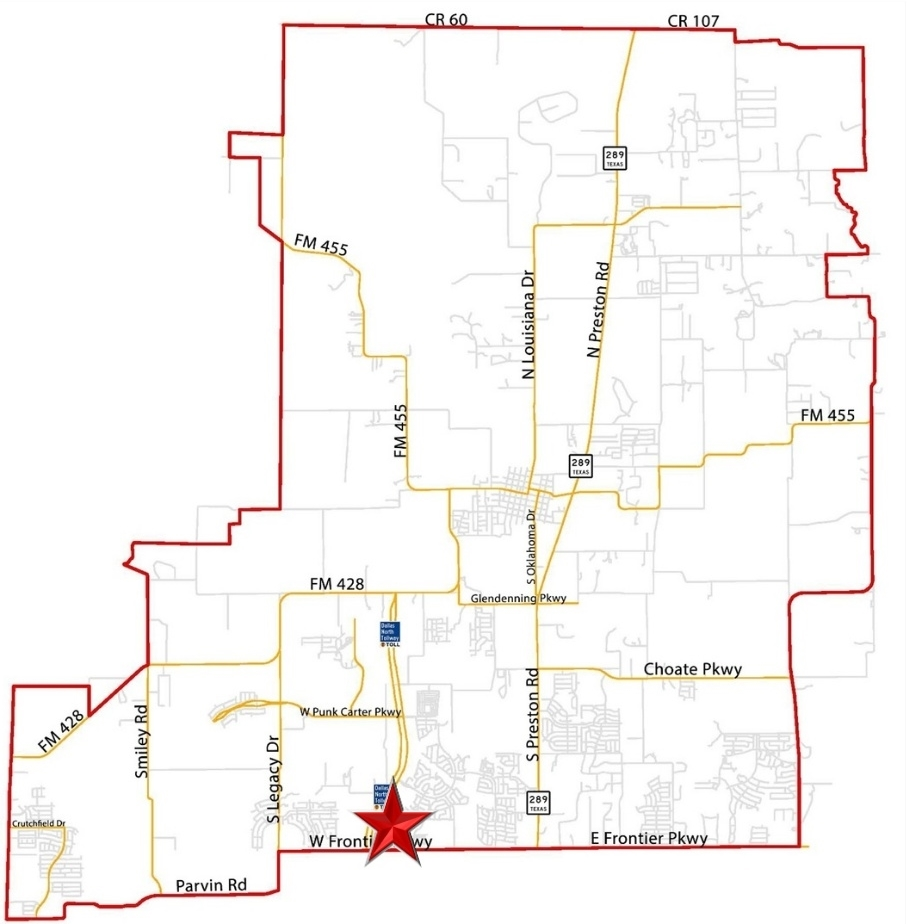
Staff Recommendation:
Staff recommends approval as presented, but without the exceptions for architectural relief and tree mitigation relief.

Mac Haik Chevrolet

Planned Development Amendment

City Council

June 9, 2026


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

Location Map

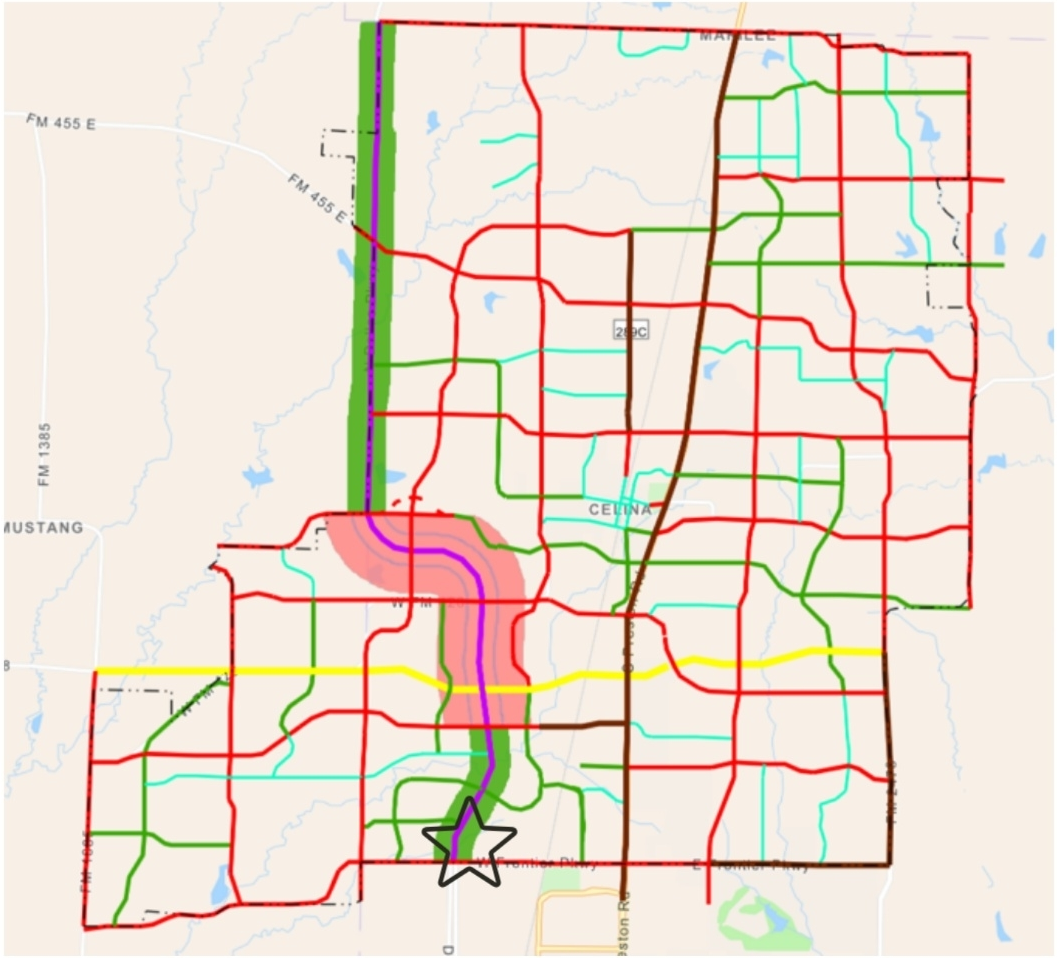
The subject property is generally located at the northeast corner of Dallas Parkway and Frontier Parkway

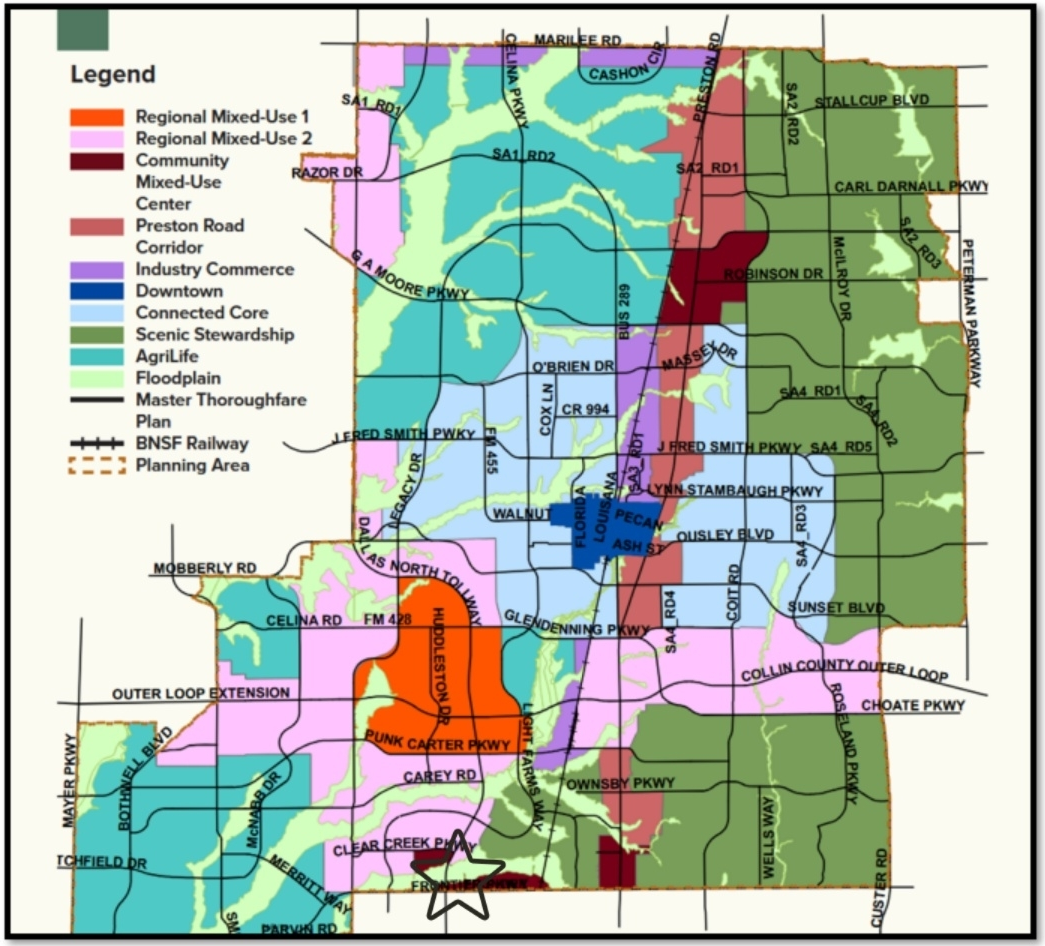
BACKGROUND

- The subject property is approximately 25 acres
- The property is currently within City limits and is zoned under a 2017 Planned Development (PD) No. 80, amended in 2021 and 2023, which allows for mixed-use
- The applicant is proposing a new automotive dealership
- Car dealerships are not allowed per the current zoning
- The subject property is located in the Dallas North Tollway Overlay District (DNTO) Suburban subzone, which allows for most commercial, office, and light industrial uses that are typically found along major arterials and to allow greater latitude with design of individual sites than in the High-Rise subzone

ENTITLEMENT OVERVIEW

- New Auto Sales are not allowed “by right” in Celina other than in Industrial zoning districts
- PD/SUP is required for dealerships on land that is zoned commercial, retail, office, DNTO, or CCOL
- The applicant is proposing a new automotive dealership
- The DNTO (Dallas North Tollway Overlay) allows new car dealerships in the Suburban subzone with an SUP or amended PD
- The FLUP (Future Land Use Plan) shows this area reserved for Community Mixed-Use Center development

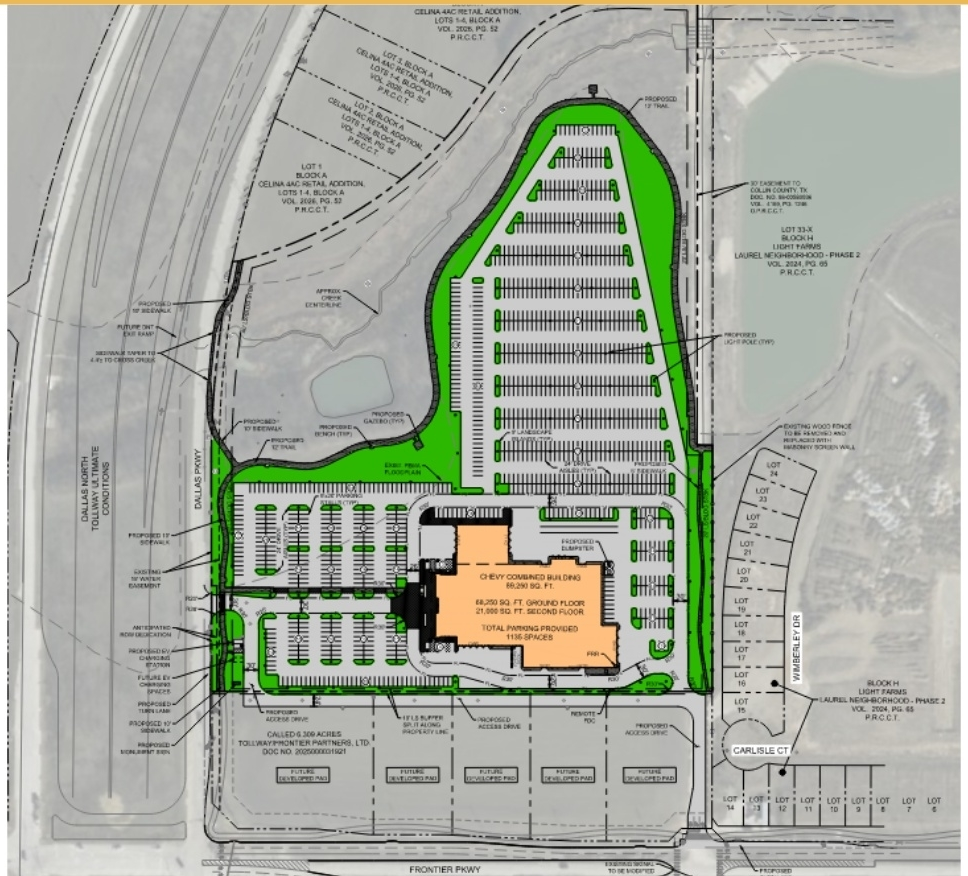

FM 455 E
FM 455 E
FM 1385
MUSTANG
CELINA
289C
High Rise Zone - 2500 ft
Suburban Zone - 1000 ft


Legend
Regional Mixed-Use 1
Regional Mixed-Use 2
Community Mixed-Use Center
Preston Road Corridor
Industry Commerce
Downtown
Connected Core
Scenic Stewardship
AgriLife
Floodplain
Master Thoroughfare Plan
BNSF Railway
Planning Area
MARILEE RD
CASHON CIR
PRESTON RD
CELINA PKWY
SA1_RD1
SA1_RD2
SA2_RD1
SA2_RD2
STALLCUP BLVD
RAZOR DR
CARL DARNALL PKWY
SA2_RD3
G A MOORE PKWY
ROBINSON DR
McILROY DR
PETERMAN PARKWAY
BUS 289
MASSEY DR
O'BRIEN DR
SA4_RD1
SA4_RD2
COX LN
CR 994
J FRED SMITH PWKY
FM 455
SA3_RD1
J FRED SMITH PKWY
SA4_RD5
LEGACY DR
LYNN STAMBAUGH PKWY
WALNUT
FLORIDA
LOUISIANA
PECAN
ASH ST
OUSLEY BLVD
SA4_RD3
DALLAS NORTH TOLLWAY
MOBBERLY RD
COIT RD
SUNSET BLVD
CELINA RD
FM 428
HUDDLESTON DR
GLENDENNING PKWY
SA4_RD4
COLLIN COUNTY OUTER LOOP
OUTER LOOP EXTENSION
CHOATE PKWY
ROSELAND PKWY
PUNK CARTER PKWY
LIGHT FARMS WAY
MAYER PKWY
BOTHWELL BLVD
CAREY RD
OWNSBY PKWY
McNABB DR
CLEAR CREEK PKWY
WELLS WAY
MERRITT WAY
FRONTIER PKWY
CUSTER RD
PARVIN RD

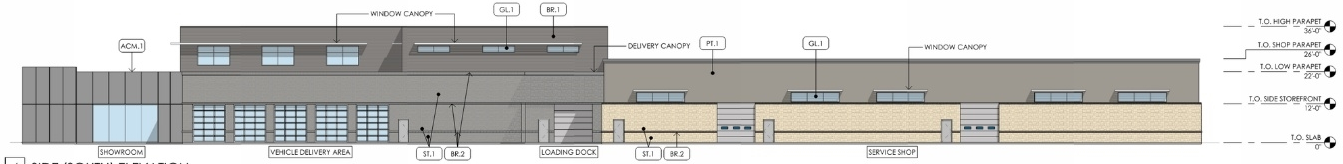
COMMUNITY MIXED-USE CENTER

Community Mixed-Use Center is envisioned as a highly walkable development of mixed uses, including shopping, restaurants, entertainment, and residential uses. Supported by the neighboring residential and retail uses, the area is anticipated to serve as a local gathering space at key intersections, connected to other areas by shaded and multi-modal trails and networks. With extensive landscaping, continuous shade, and plentiful amenities, Community Mixed-use Center should be a welcoming environment.

CONCEPT PLAN

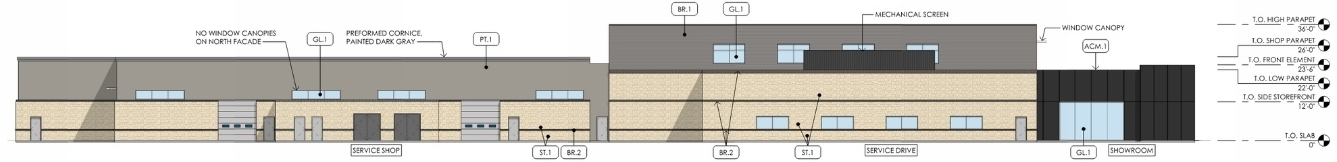


CONCEPTUAL ELEVATIONS



4 SIDE (SOUTH) ELEVATION

1/16" = 1'-0"



3 SIDE (NORTH) ELEVATION

1/16" = 1'-0"

2 REAR (EAST) ELEVATION

1/16" = 1'-0"

1 FRONT (WEST) ELEVATION

1/16" = 1'-0"

NOTE: COLORS BETWEEN MATERIAL

CONCEPTUAL RENDERINGS

ELEVATED FRONT VIEW

CONCEPTUAL RENDERINGS

CONCEPTUAL RENDERINGS

NORTHWEST CORNER VIEW

CONCEPTUAL RENDERINGS

PROJECT DESIGN

- Mac Haik Chevy worked extensively with staff to meet most design standards of the City, with 2 exceptions requested by the applicant (color and tree mitigation)
- The proposed dealership proposes heavy masonry, with limited and tasteful branding, except for 1 major exception request (color)
- Layout includes a 12' trail along the adjacent floodplain required by the Trails Master Plan and monument style signage
- Adjacency impacts are less than other potential land uses, due to limited hours of operation, low noise, low building height, and other performance items (MF-3 currently allowed by right)

ARCHITECTURAL REQUEST

- Similar to some other regional cities, Celina regulates the use of color on new development by requiring earthen tone colors
- Bright color needed for branding is allowed and accomplished through signage, but not allowed on the building wall exterior
- Walmart, Lowe's, Sprouts, Academy Sports, Methodist Hospital, Collin College, and Ewing Buick GMC all abide by Celina's color regulations
- Only Costco and Home Depot received any relief, under the old ordinance (limited colored stripe)
- Staff does not recommend breaking precedent or relaxing the color regulation for an auto dealership

EXAMPLES - MEETING CODE

Lowe's - Celina, TX

Walmart - Celina, TX

LA Fitness - Frisco, TX

EXAMPLES - NOT MEETING CODE

Smalls Sliders - McKinney, TX

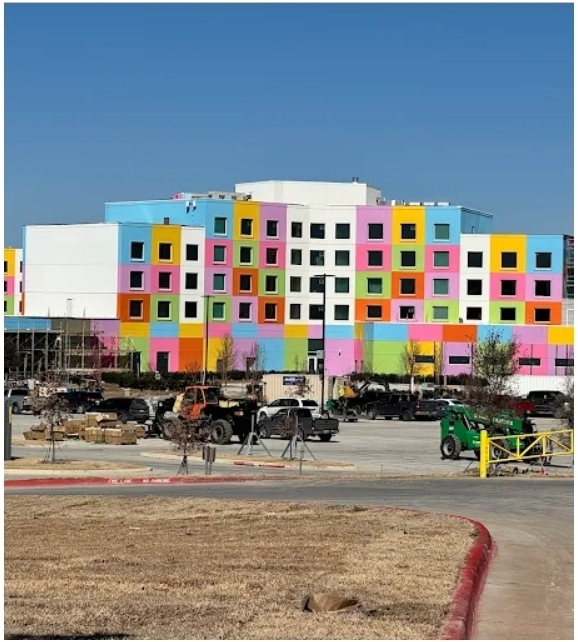
Dairy Queen - Anna, TX

O'Reilly Auto Parts - Princeton, TX

EXAMPLES - NEGOTIATED EXCEPTIONS

The Star - Frisco, TX

Ikea - Frisco, TX



Universal Studios - Frisco, TX

TREE MITIGATION REQUEST

- Celina requires mitigation for all protected trees, regardless of species, if 6" in diameter or bigger
- The subject property, along the floodplain, has a lot of existing trees
- The applicant requests the PD redefine "protected tree" as only the tree species that show up on the City's Approved Plant List, which is estimated to save the applicant approximately $400,000 in tree mitigation fees, as most native trees are not on the list
- The original PD language included a similar provision, but was repealed in a 2023 PD amendment, which required modern standards apply
- Tree mitigation relief is usually coordinated through a development agreement and not by redefining terms in the base Zoning Ordinance through a PD

TREE MITIGATION PRECEDENT

- Rainwater Crossing, a master planned community, had their tree mitigation fees capped at $250,000 through a Development Agreement
- Legacy Hills had its tree mitigation fees waived for in kind dirt and fill
- Uptown, a master planned community, had their tree mitigation fees capped at $100,000 through a Development Agreement
- The Crossing at Moore Farms paid $81,000 in tree mitigation with no modification from standard
- The Village at Ownsby Farms paid $53,000 in tree mitigation with no modification from standard

TREE MITIGATION OPTIONS

- Approve the applicant's request to only pay mitigation fees on trees found on the City's Approved Plant List (approximately $400,000 in relief)
- Deny the tree mitigation relief
- Approve tree mitigation relief that is less than the applicant's request (e.g. 50% of protected trees)

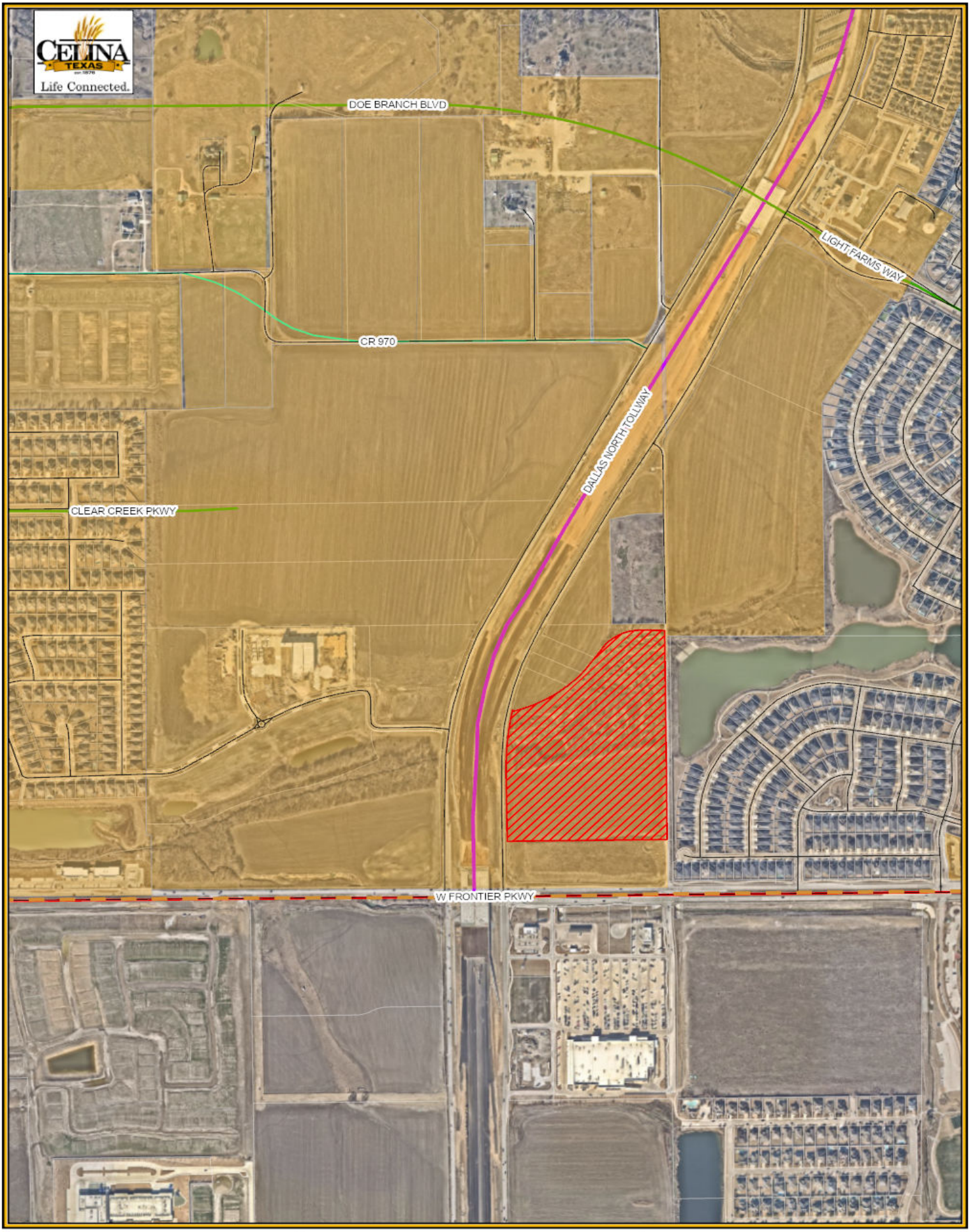
POLICY CONSIDERATIONS

1. Dealerships are generally not considered visually appealing land uses
   - Celina's design standards are high
   - Dealerships provide employment & a needed product/service
   - Dealerships are not uncommon along major regional roadways
   - Dealerships are active in the community (sponsorships, donations, etc.)
2. Passenger vehicles do not pay local sales tax *(but other vehicle types do, such as boats, RVs, or heavy equipment)*
   - Sales tax is collected on service parts
   - Dealerships pay property tax and inventory tax
3. P&Z and Council gave direction early last summer that dealerships should not locate in the High-Rise subzone

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval of the PD (land use & tree mitigation relief), but without the exception for architectural color relief at its regular meeting in May (5-0)
- There was no public feedback at the public hearing
- Staff recommends approval, as presented, but without the exceptions for architectural color relief and tree mitigation relief

Thank You!



Legend

- Subject Property
- City Limits
- Roads
- Parcels

26-Z-02 - Mac Haik Celina Location Map

City of Celina

4/20/2026

N
W E
S

0 550 1,100

Feet

ORDINANCE 2026-____

MAC HAIK CHEVROLET

AN AMENDMENT TO PLANNED DEVELOPMENT #80

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 REZONING OF LAND THAT IS APPROXIMATELY 25 ACRES LOCATED IN THE F.D. GRAY SURVEY, ABSTRACT NUMBER 361 AND THE MRS. J RAGSDALE SURVEY, ABSTRACT NO. 734; COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF DALLAS PARKWAY AND FRONTIER PARKWAY; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO AMEND A PORTION OF PLANNED DEVELOPMENT NO. 80 (PD-80) WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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 (the "City Council") 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, Section 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, this Ordinance amends a portion of PD #80, which was enacted originally through Ordinance 2017-31; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the Concept Plan, Renderings, Development Standards, set forth in Exhibit "C", "D," and "E," respectively, attached hereto and incorporated herein, shall replace, in their entirety, for the 25 acre tract within Ordinance 2023-30, and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 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 zoning classification on the tract of land described herein should be changed and the zoning map so amended.

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
FINDINGS

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

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That 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 for a portion of PD-80, which exhibits are incorporated as if fully set forth herein:

Exhibit A:	Legal Description
Exhibit B:	Depiction of Property
Exhibit C:	Concept Plan
Exhibit D:	Renderings
Exhibit E:	Development Standards

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein as PD No. 80 with a base zoning of Dallas North Tollway Overlay District (DNTO), with modified development standards, and incorporates the Concept Plan, Renderings, and Development Standards, attached hereto as Exhibit "C", "D", and "E", respectively.

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

SECTION 7
PENALTY

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

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

SECTION 8
CUMULATIVE REPEALER CLAUSE

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

SECTION 9
SAVINGS CLAUSE

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

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while 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.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, this 9th day of June 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

Exhibit A
Legal Description

Being a 25.26 acre tract of land out of the F.D. Gray Survey, Abstract Number 361 and the Mrs. J. Ragsdale Survey, Abstract Number 734, situated in the City of Celina, Collin County, Texas, being a portion of a called 124.4300 acre tract of land conveyed to Thomas Mosey and Julie Mosey as trustees of the Trust Agreement of Thomas Mosey Dated May 2, 2019 by deed of record in Document Number 20190830001072500 of the Official Public Records of Collin County, Texas, also being all of a called 0.5183 acre tract of land conveyed to Thomas Mosey and Julie Mosey as trustees of the Trust Agreement of Thomas Mosey Dated May 2, 2019 by deed of record in Document Number 2024000141990 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "KHA found in the East right-of-way line of Dallas Parkway (a variable width right-of-way), being the Northwest corner of a called 6.309 acre tract of land conveyed to Tollway/Frontier Partners, LTD by deed of record in Document Number 2025000031921 of said Official Public Records, for the Southwest corner hereof;

THENCE, along the East right-of-way line of said Dallas Parkway the following two (2) courses and distances:

1. N00°49'40"W, a distance of 451.96 feet to a 1/2 inch iron rod with plastic cap stamped "5310" found at the beginning of a non-tangent curve to the right;
2. Along said non-tangent curve to the right, having a radius of 1,893.87 feet, a chord bearing of N05°21'59"E, a chord length of 393.57 feet, a delta angle of 11°55'42", an arc length of 394.28 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Celina 4AC Retail Addition, Lots 1-4, Block A, a subdivision of record in Volume 2026, Page 52 of the Plat Records of Collin County, Texas, for the Northwest corner hereof;

THENCE, leaving the East right-of-way line of said Dallas Parkway, along the Southeast line of said Celina 4AC Retail Addition, the following six (6) courses and distances:

1. N82°36'52"E, a distance of 13.25 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;
2. Along said non-tangent curve to the left, having a radius of 844.25 feet, a chord bearing of N57°36'18"E, a chord length of 498.95 feet, a delta angle of 34°22'30", an arc length of 506.51 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
3. N36°03'39"E, a distance of 155.65 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the right;
4. Along said non-tangent curve to the right, having a radius of 275.84 feet, a chord bearing of N57°21'06"E, a chord length of 240.36 feet, a delta angle of 51°39'29", an arc length of 248.70 feet to a 1/2 inch iron rod with plastic cap stamped "KHA found at the end of said curve;
5. N87°00'31"E, a distance of 41.38 feet to a 1/2 inch iron rod with plastic cap stamped "KHA found;

6. S88°50'12"E, a distance of 136.46 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at or near the center of County Road 50, being the common West line of Lot 2, Block A of LFA Additon, a subdivision of record in Volume 2025, Page 94 of said Plat Records, also being the Southeast corner of said Celina 4AC Retail Addition, for the most Northerly Northeast corner hereof;

THENCE, S00°37'28"E, along or near the center of said County Road 50, being the common West line of said LFA Addition, a distance of 36.17 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said LFA Addition, being the Northwest corner of said 0.5183 acre tract;

THENCE, N89°56'00”E, along the South line of said LFA Addition, being the common North line of said 0.5183 acre tract, a distance of 30.71 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the most Westerly Northwest corner of Light Farms Laurel Neighborhood - Phase 2, a subdivision of record in Volume 2024, Page 65 of said Plat Records, being the Northeast corner of said 0.5183 acre tract, for the most Easterly Northeast corner hereof;

THENCE, S00°36'39"E, along the West line of said Light Farms Laurel Neighborhood - Phase 2, being the common East line of said 0.5183 acre tract, a distance of 1,319.72 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 6.309 acre tract, for the Southeast corner hereof;

THENCE, S89°18'23"W, leaving the West line of said Light Farms Laurel Neighborhood - Phase 2, along the North line of said 6.309 acre tract, a distance of 981.73 feet to the POINT OF BEGINNING containing an area of 25.26 acres (1,100,448 square feet) of land, more or less.

Exhibit B
Depiction of Property

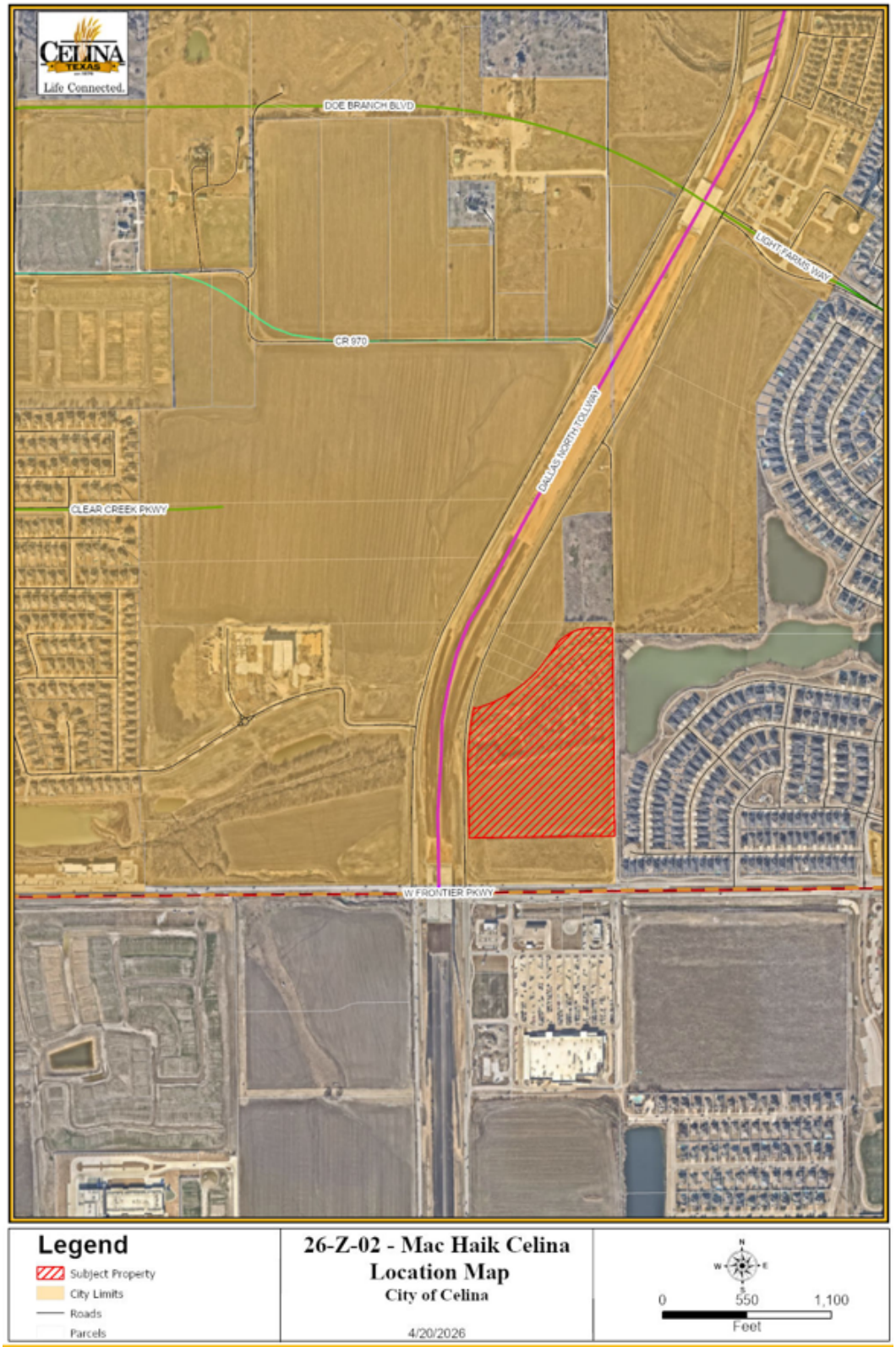


Exhibit C
Concept Plan

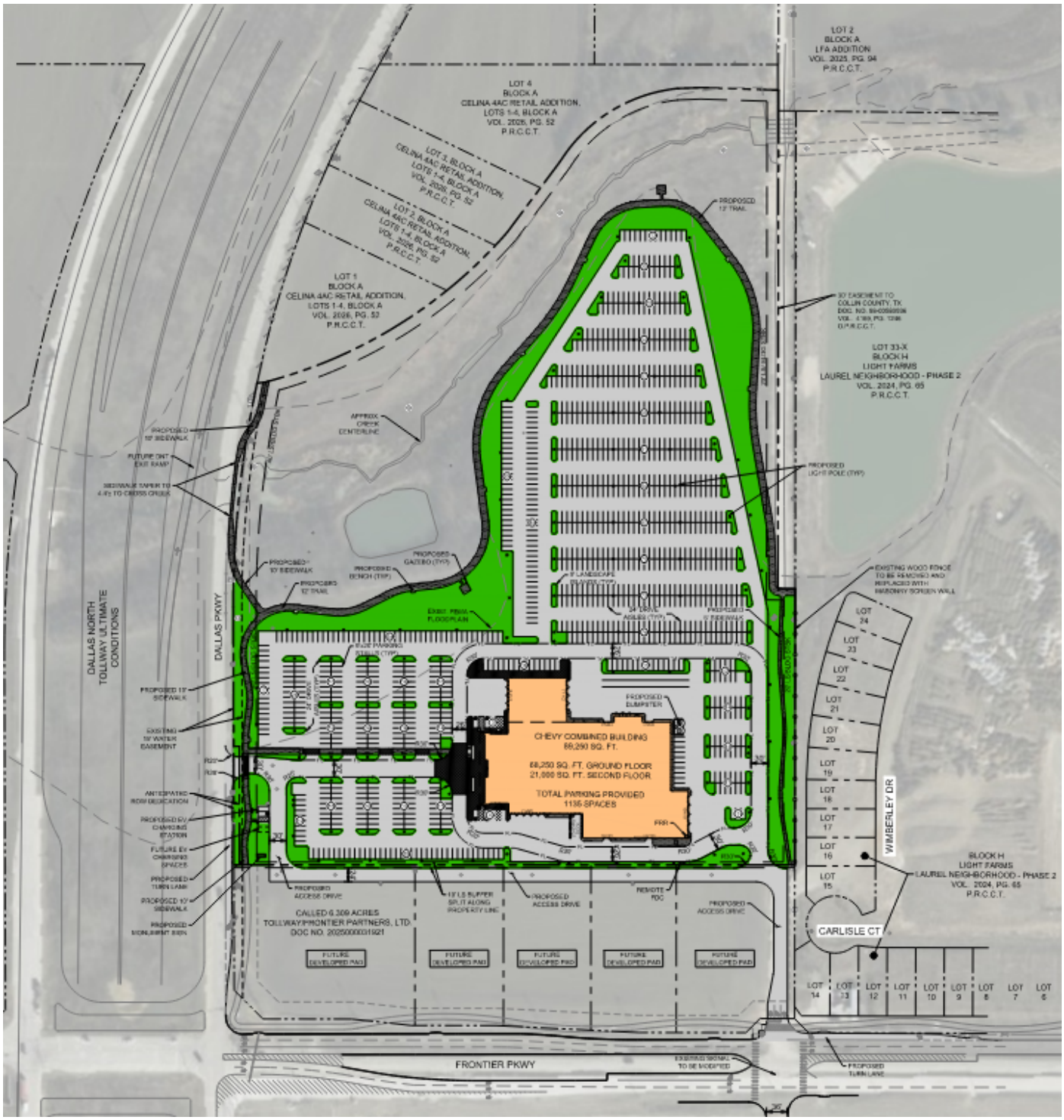


Exhibit D
Renderings

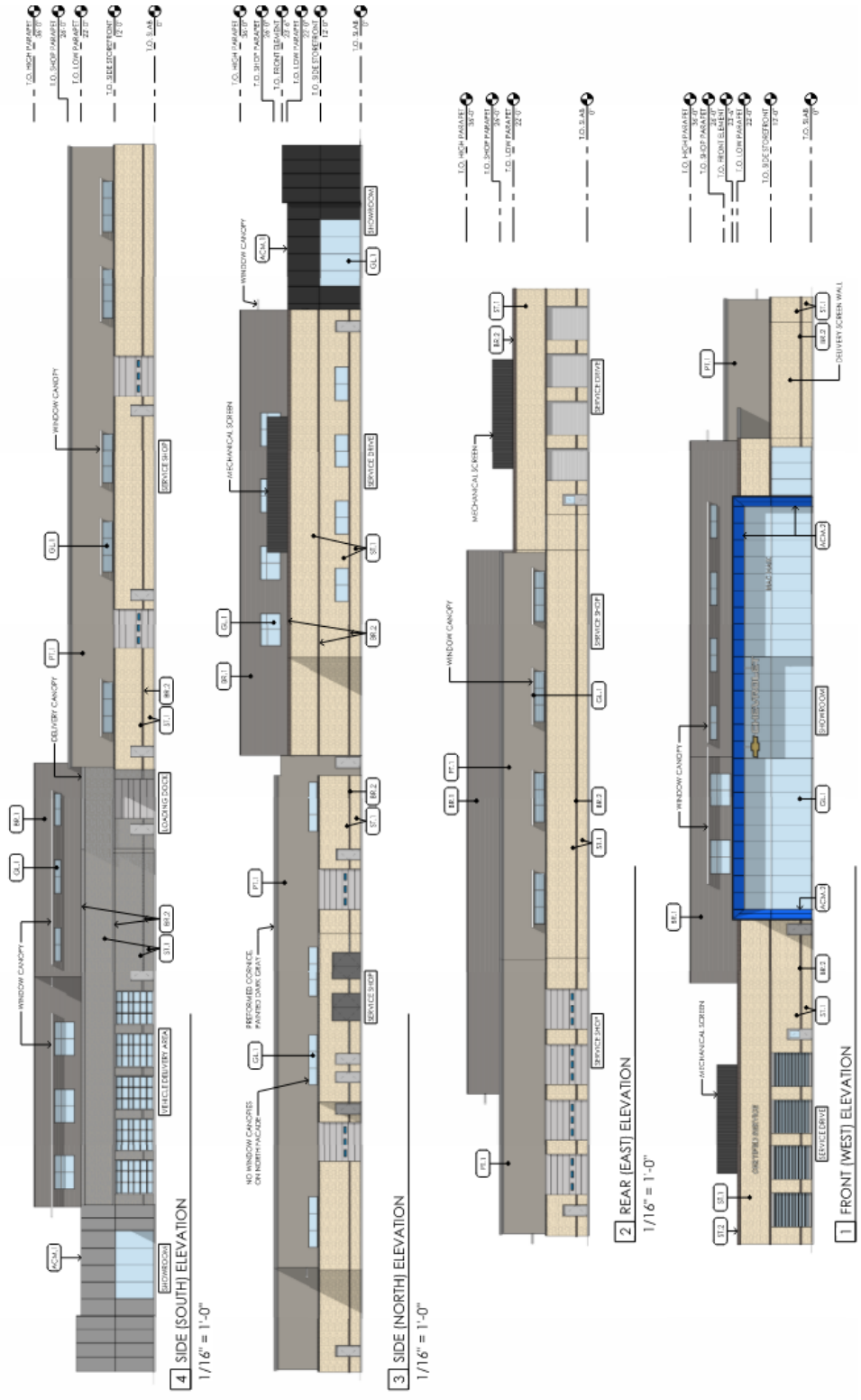


Exhibit E
Development Standards

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as they exist or may be amended.

The property is zoned Planned Development (PD) with a base zoning of Dallas North Tollway Overlay District (DNTO), with the following modified regulations:

1. The subject property may utilize the additional land use of new auto sales, including associated and secondary land uses common to dealerships.
2. The subject property shall generally develop per the attached Concept Plan package, including layout, architecture, and signage. Nothing on the Concept Plan precludes the administration of signage, lighting, or Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.
3. The use of blue color on the building shall be limited to what is shown in the attached conceptual renderings.
4. Tree mitigation will be provided for trees on the City Approved Plant List, not exempt, and 6” DBH or greater.

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: Robert Ranc, City Manager
Date: June 9, 2026

Agenda Item:
Conduct a Public Hearing to consider and act upon an Ordinance amending the City's Code of Ordinances by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Three: Screening Walls and Fences, and related sections of the Zoning Ordinance, for a text amendment. (McAfee)

Background Information:
Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework. Additionally, cleaner ordinance language saves time in permitting. The screening wall and fence standards were adopted with the 2019 rewrite of the Zoning Ordinance and were intended to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties to protect property values and quality of life.

Screening is required in the following situations:

- Screening single-family residential from non-residential and multifamily development.
- Screening of single-family developments from adjacent thoroughfares.
- Screening of waste and recycling collection areas and all other service-related equipment.
- Screening of mechanical, plumbing, and electrical equipment.
- Screening of loading docks, ramps, and spaces.
- Screening of above-ground mechanical equipment at utility substations and tower facilities.

Additional fence and screening requirements currently include:

- Screening walls are required to be masonry and 8-feet tall.

- Screening walls are required to have columns, decorative cap, lintels, and soldier courses.
- Metal posts are required and the smooth side of the fence shall face outward, so that the posts are internal.
- Open fencing is required along open space and flood plains.

The proposed revisions clarify internal policy where possible to improve customer service and understanding, eliminate platitude-type language that did not add value or could not be enforced, simplify and consolidate standards, clarify applicability, height, and material requirements, and clarify wall maintenance easements, the use of pre-cast walls, and shared boundary situations.

The Planning & Zoning Commission recommended approval (6-0) at its regular meeting on May 21, 2026. The Commission cited support for improving development related regulations.

Legal Review:
The City Attorneys have reviewed this item.

Supporting Documents:
1. Staff Presentation
2. Ordinance
3. Draft Zoning Ordinance
4. Draft Zoning Ordinance - Redline

Financial Consideration:
NA

Staff Recommendation:
Staff recommends approval as submitted.

Screening Walls & Fences

Ordinance Update

City Council
June 9, 2026

BACKGROUND

- Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework
- Cleaner ordinance language saves time in permitting
- Screening wall and fence standards were adopted with the 2019 rewrite of the Zoning Ordinance
- Intended to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties to protect property values and quality of life

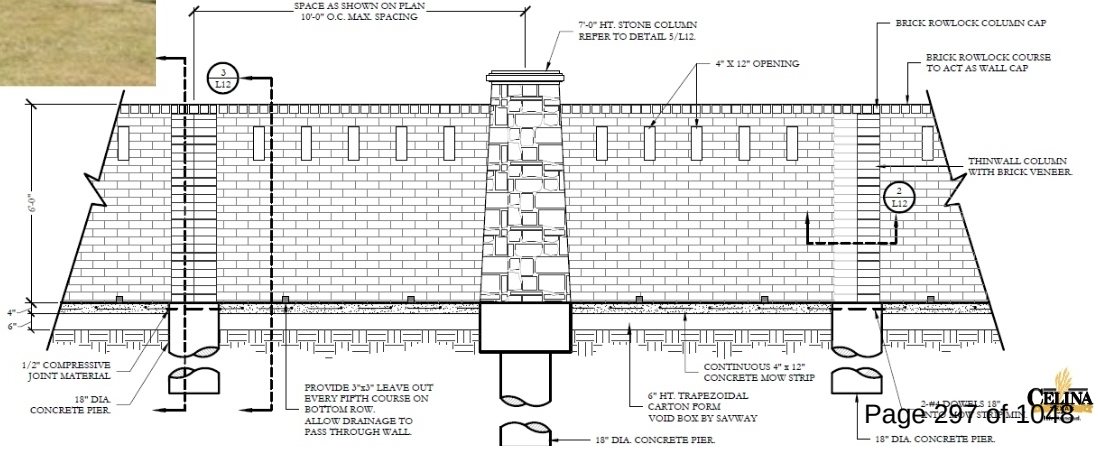
TIMELINE

~~March P&Z~~
~~Discussion~~
~~May P&Z~~
~~Public Hearing~~
Start
End
~~April Council~~
~~Discussion~~
June Council
Public Hearing & Adoption

SCREENING OVERVIEW (CURRENT REQUIREMENTS)

- Screening walls are required to be masonry and 8-feet tall
- Screening is required in the following situations:
  - Screening single-family residential from non-residential and multifamily development.
  - Screening of single-family developments from adjacent thoroughfares
  - Screening of waste and recycling collection areas and all other service related equipment
  - Screening of mechanical, plumbing, and electrical equipment.
  - Screening of loading docks, ramps, and spaces.
  - Screening of above-ground mechanical equipment at utility substations and tower facilities.
- Screening walls are required to have columns, decorative cap, lintels, and soldier courses

SCREENING OVERVIEW (CURRENT REQUIREMENTS)

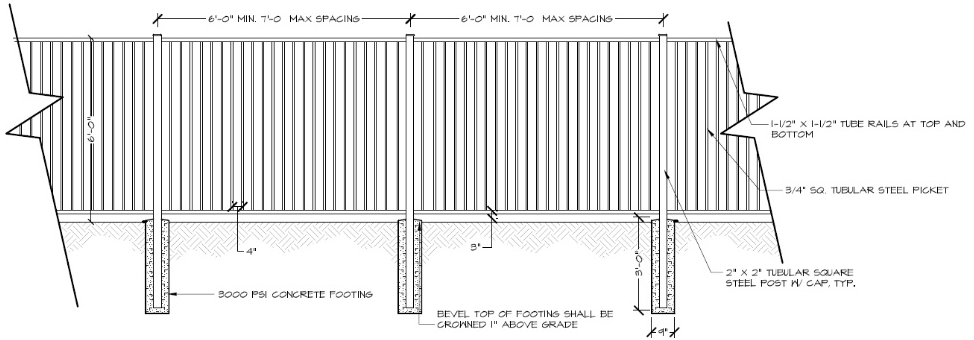


FENCES OVERVIEW (CURRENT REQUIREMENTS)

- Residential lots typically utilize wooden fences
- The smooth side of the fence shall face outward, so that the posts are internal
- Metal posts are required
- Open fencing is required along open space and flood plains

FENCES OVERVIEW (CURRENT REQUIREMENTS)

Open fencing adjacent to open space



PROPOSED REVISIONS

- The redline of proposed changes is in the packet
- Clarified internal policy where possible to improve customer service and understanding
- Eliminated platitude-type language that did not add value or could not be enforced
- Simplified and consolidated standards
- Clarified applicability, height, and material requirements
- Clarified wall maintenance easements, the use of pre-cast walls, and shared boundary situations

PROPOSED REVISIONS

- Clarified internal policy where possible to improve customer service and understanding

-Cul-de-sac and U-shaped adjacency. If a u-shaped, single-loaded street or the bulb of the cul-de-sac abuts a ~~collector or arterial~~ roadway sixty (60) feet or greater, the screening across the landscaped area adjacent to the cul-de-sac bulb may be a living screen in conjunction with an open fence (such as decorative metal or wrought iron) with solid masonry columns in keeping with the associated solid masonry screening perimeter walls required elsewhere along the perimeter. U-shaped and cul-de-sacs that open to the landscape buffer do not require a screen wall or screen fence, but do require pedestrian connectivity to the external sidewalk.

PROPOSED REVISIONS

- Eliminated platitude-type language that did not add value or could not be enforced

~~Multiple buildings within a commercial development. In the case where multiple pad sites or multiple masonry types are used for the buildings' exteriors within a single development, the screening wall shall use the predominant masonry type for the entire length of the screening wall, subject to approval by the Director during the site plan process.~~

PROPOSED REVISIONS

- Simplified and consolidated standards

-Waste disposal collection areas, including non-residential polycarts and all other service related equipment, shall be provided and screened from public view~~.~~

~~Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened~~ with an 8-foot tall Category A masonry wall in a material ~~color~~ that is consistent with the ~~color of the~~ primary building. Masonry walls shall be earthen tone and unpainted. ~~Screening enclosures shall be~~

PROPOSED REVISIONS

- Clarified applicability, height, and material requirements

Height of Screening Walls. Screening walls shall have the minimum and maximum heights in the circumstances given below.

(1) Screening ~~adjacent to rights-of-way~~walls ~~=~~ shall be a minimum ~~six (6) feet and maximum~~ eight (8) feet tall.

~~(2) Screening between incompatible land uses (such as non-residential adjacent to single family) = minimum eight (8) feet.~~

~~(3) Screening of loading docks or doors = minimum six (6) feet.~~

~~. Screening of waste and recycling collection areas, including non-residential polycarts and all other service related equipment = minimum eight (8) feet.~~

PROPOSED REVISIONS

- Clarified wall maintenance easements, the use of pre-cast walls, and shared boundary situations

Specifications for ~~monolithic~~ pre-cast concrete ~~panel~~ screening walls are as follows:

i. Walls shall have a maximum column spacing of fourteen (14) feet, unless otherwise approved by the Director.

ii. Panels must be a minimum of four (4) inches in thickness with a decorative pattern and color on both sides and be made of a minimum of 4,000 psi concrete.

P&Z AND COUNCIL DISCUSSION

- The Commission and Council did not have any concerns with the proposed revisions

TIMELINE

~~March P&Z~~
~~Discussion~~
~~May P&Z~~
~~Public Hearing~~
Start
End
~~April Council~~
~~Discussion~~
~~June Council~~
~~Public Hearing & Adoption~~

RECOMMENDATION

- There was no public feedback at the public hearing
- The Planning & Zoning Commission unanimously recommended approval (6-0) at its regular meeting in May, citing support for improving development related regulations
- Staff recommends approval, as presented

Thank You!

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF CELINA, BEING THE COMPREHENSIVE ZONING ORDINANCE, AMENDING ARTICLE 14.04, SITE DEVELOPMENT STANDARDS, PART THREE, SCREENING WALLS & FENCES; PROVIDING FINDINGS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION, ENGROSSMENT, AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council is empowered under section 51.072 of the Local Government Code to adopt ordinances and exercise authority incident to local self government, and under Chapter 211 of the Local Government Code to regulate land use within the City; and

WHEREAS, the Planning and Zoning Commission conducted a hearing to receive testimony from the public concerning this ordinance on May 21, 2026, after which it recommended that this ordinance be approved by the City Council; and

WHEREAS, the City Council conducted a hearing on June 9, 2026, to receive testimony from the public concerning this ordinance; and

WHEREAS, the City Council does hereby find and determine that the adoption of this Ordinance is necessary for the government, interest, welfare and good order of the City.

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 and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety and welfare. The foregoing premises are legislative findings of the City Council of the City.

SECTION 3
AMENDMENTS

3.01 That the City of Celina Code of Ordinances, Chapter 14: Zoning, Article 14.04 Site Development Standards, Part Three Screening Walls & Fences, is hereby repealed and replaced, in its entirety, per the attached regulatory document in Attachment A.

SECTION 4
CUMULATIVE REPEALER

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 5
SAVINGS

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 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 6
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 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 7
PENALTY

Any person, firm, corporation or entity violating this Ordinance or any provision of the Zoning Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars ($2,000.00). Each continuing days' violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Celina from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 8
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 9
PUBLICATION AND EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, this 9th day of June 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART THREE, SCREENING WALLS & FENCES

Section 14.04.301 …… Screening, Generally.

(a) ***Purpose & Intent***. The intent of this section is to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties. Additionally, the intent is to ensure that installations on private residential property do not negatively impact the aesthetics of the community.

(b) ***General Specifications***.

(1) The requirements set forth herein shall apply to all new development and any expansion of an existing building or area of over thirty percent (30%).

(2) Engineered concrete foundations with piers are required. Spacing, depth, and dimensions of the piers shall be determined by a licensed professional engineer based on the *Engineering Design Standards*. All walls four (4) feet in height or greater must be designed and sealed by a professional engineer licensed in Texas. Record drawings (i.e. "as builts") certified by a professional engineer shall be submitted to the City of Celina upon completion of construction.

(3) Under certain circumstances, retaining walls of sufficient height may be considered as satisfying the masonry screening wall requirement, as a Minor Modification.

(4) Walls shall be equally finished on all sides and constructed in one style using consistent materials. In all instances, concrete risers taller than six (6) inches require masonry cladding.

(5) Contractors shall verify the location of all existing utilities prior to excavation and construction.

(6) No screening wall or fence shall be erected on public right-of-way or in visibility easements.

(7) When a project's design proposes a retaining wall, the retaining wall shall be placed along the property line and be engineered to accommodate the ultimate screening device for the shared boundary.

(8) When a residential fence exists at the time of commercial development, the required masonry screening wall shall replace the residential fence. In no case shall a fence or wall be placed parallel and in the immediate vicinity of an existing fence or wall creating a close back-to-back fence or wall arrangement or creating a gap between fences or walls.

(9) Staff may apply a Minor Modification to boundary situations when legal or valid constructability issues exist, as determined by staff, including imposing conditions upon such relief.

(c) Applicability

(1) Screening is required in the following situations:

i. Screening single-family residential from non-residential and multifamily development.

ii. Screening of single-family developments from adjacent rights-of-way, as shown on the Master Thoroughfare Plan and in conformance with the Neighborhood Vision Book.

iii. Screening of waste and recycling collection areas, including non-residential polycarts and all other service-related equipment.

iv. Screening of mechanical, plumbing, and electrical equipment.
v. Screening of loading docks, ramps, and spaces.
vi. Screening of above ground mechanical equipment at utility substations and tower facilities.

(d) ***Height of Screening Walls***. Screening walls shall have the minimum and maximum heights in the circumstances given below.

(1) Screening walls shall be a minimum eight (8) feet tall.

(2) Screening for electric substations, sewer pump stations, communication towers, generator plants, and any other free-standing utility facility shall be scaled according to the height, size, scope, and area of the proposed facility, and shall be generally between eight (8) and twelve (12) feet.

(3) Screening using living plant materials, either with or without an accompanying metal fence, shall be a minimum of six (6) feet tall at the time of planting.

(e) ***Materials***.

(1) Materials allowed by right for screening purposes.
i. Stone, rock, or brick.

(2) Materials allowed in certain circumstances. In unique circumstances, the following materials may be utilized for screening purposes, subject to discretionary review and approval by the Director, as long as there is no adverse impact on surrounding property, the spirit and intent of this Chapter is maintained, and a financial hardship is not the sole justification for the use of the reduced screening standard. The Director may require a combination of the following screening options to meet the intent of the Ordinance.
i. Decorative iron or wrought iron screening walls with masonry columns.
ii. Industrial grade aluminum or steel fencing (e.g. DesignMaster Fencing® or comparable product).
iii. Living screens that may include earthen berms.
iv. Split-face concrete masonry units (CMU).
v. Pre-cast concrete wall (generally for industrial or infrastructure projects).
vi. Cedar board-on-board wooden fence with decorative caps and masonry columns.

(3) Materials prohibited for screening purposes:
i. Chain link.
ii. Electrified fencing.
iii. Barbed wire, except as permitted on undeveloped land and for containment of livestock. Any existing barbed wire shall be removed at time of development.
iv. Plain wooden fences.
v. Surface painted or coated concrete.
vi. Concertina wire.
vii. Corrugated metal.
viii. Fiberglass panels.

(4) Specifications for masonry screening walls are as follows:
i. A decorative masonry column shall be placed at each corner or transition and evenly spaced on each fence façade not to exceed every eighty (80) feet.
ii. Lintels, bottom row soldier courses with concrete mow strip, and a decorative cap are to be applied to all masonry walls.
iii. Openings along the bottom of the screening wall shall only be wide enough to allow for proper drainage as determined by the *Engineering Design Standards*.

(5) Specifications for pre-cast concrete screening walls are as follows:

i. Walls shall have a maximum column spacing of fourteen (14) feet, unless otherwise approved by the Director.
ii. Panels must be a minimum of four (4) inches in thickness with a decorative pattern and color on both sides and be made of a minimum of 4,000 psi concrete.

(f) ***Ownership & Maintenance***.

(1) Maintenance easement. A minimum three (3) foot wide wall maintenance easement (WME) shall be provided to the City at time of platting where screening walls are forecast or required along the property line. The plat shall dedicate the WME to the City and the applicable HOA or commercial property owner, with the right to access and maintain the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining the screening wall. As set forth in the WME and plat, the HOA or commercial property owner shall have the obligation to perform and the City will have the right, but not the obligation, to perform. Dedication language for such plat is available in the City's plat checklist on the City's official website.

(2) Ownership & maintenance: Required screening walls shall be owned by the applicable HOA or commercial property owner. All screening walls shall be maintained in a state of good repair and functional condition at all times, in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the WME, except that landscape improvements may be installed, if approved by the City. Any repairs or replacement shall match the existing adjacent sections.

(3) If the HOA or commercial property owner fails to maintain any screening wall to the City's standard, the City or their representative, at their discretion, shall have the authority to cause the repair and/or replacement of such wall at the expense of the owner of the screening wall.

Section 14.04.302 …… Screening, Residential Subdivision Walls.

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

(2) Cul-de-sac and U-shaped adjacency. If a u-shaped, single-loaded street or the bulb of the cul-de-sac abuts a roadway sixty (60) feet or greater, the screening across the landscaped area adjacent to the cul-de-sac bulb may be a living screen in conjunction with an open fence (such as decorative metal or wrought iron) with solid masonry columns in keeping with the associated solid masonry screening perimeter walls required elsewhere along the perimeter. U-shaped and cul-de-sacs that open to the landscape buffer do not require a screen wall or screen fence, but do require pedestrian connectivity to the external sidewalk.

(3) Materials exceptions. Staff may consider a Minor Modification to allow the use of wrought iron or decorative metal, not in excess of fifty percent (50%) of the subdivision perimeter wall, in conjunction with berms and landscaping, if deemed appropriate.

(4) Perimeter wall extension required. When a perimeter fence is provided at the outer boundaries of a residential subdivision, the termination of a given side of the fence shall not occur in the middle of the adjacent property, but extend to the property line of the last platted lot that has partial adjacency with the perimeter fence. An easement may be required by separate instrument in order to construct the portion of the wall on the

adjacent property.

(5) Entrance wrapping. Masonry walls shall wrap around the side of entry lots at entrances, so that the side yard fence of the first lot is a masonry wall.

(6) Green Belts. Where collectors or arterials are adjacent to floodplains or large expanses of open space, no perimeter screening device is required.

(7) Timing. The owner or developer of a residential property adjacent to an undeveloped property zoned non- residential or multi-family shall be responsible for and shall build the required masonry wall to provide screening between the two (2) properties at the time of infrastructure development, prior to any vertical development on the site, unless the non-residential property develops first, in which case the owner or developer of the non-residential property shall construct the wall.

(8) Individual fences exempt. Individual single-family lots built in a subdivision without a perimeter wall are exempt from the requirement to install the masonry wall. In lieu, an eight (8) foot high cedar board-on-board wooden fence with a decorative cap (and columns where appropriate) may be utilized.

(9) Neighborhood Vision Book. Projects should be screened in accordance with standards found within the Neighborhood Vision Book, and as may be amended.

Section 14.04.303 …… Screening, Multi-Family & Non-Residential

(1) Non-residential uses (including multi-family) adjacent to single family zoning districts or uses. A solid masonry screening wall is required.

(2) Non-residential uses (including multi-family) adjacent to other similar non-residential zoning districts or uses. No screening wall or gates are required nor shall be provided. Staff may consider an exception for security fencing for projects such as storage or industrial land uses. Cross access shall be provided.

(3) Mixed use developments. With Director approval, mixed use developments may be exempt from internal screening between disparate land uses if the project is seamlessly integrated in a cohesive Life Connected manner, so that residential fronts and engages the commercial property.

Section 14.04.304 …… Screening Requirements for Specific Situations.

(a) ***Mechanical, Plumbing, & Electrical Equi****pment.*

(1) Exposed conduits, ladders, exhaust valves, utility boxes, roof-line flashing, and drain spouts shall be an earthen-tone color matching the primary building

(2) Outside equipment, coolers, kiosks, vending, and/or other similar mechanical items shall be screened or clad with a Category A masonry finishing material matching the primary building.

(3) All new utilities, including any aerial lines, shall be underground.

(4) Roof mounted equipment shall be screened from view at a point five (5) feet above grade, measured at the property line, using parapet walls. Alternate screening devices may be considered by the Director for larger projects. All screening devices shall be an earthen-tone color matching the primary building. The rear of parapet walls shall be equally finished, an earthen-tone color that matches the primary building, and not have exposed framing visible.

(b) ***Loading Docks, Ramps, & Spaces***. Loading docks, ramps, structures, and loading spaces shall be screened from view.

(1) Screening shall be by masonry wing walls matching the color and building materials of the

primary structure.

(2) Screening walls shall be of adequate height to screen loading vehicles and the scope of the operation and activity.

(c) ***Waste & Recycle Collection Areas (Dumpster Screening)***.

(1) Waste disposal collection areas, including non-residential polycarts and all other service-related equipment, shall be provided and screened from public view with an 8-foot tall Category A masonry wall in a material that is consistent with the primary building. Masonry walls shall be earthen tone and unpainted. Any wall topping shall not be metal.

(2) Dumpster enclosures shall incorporate on the open, fourth side an 8-foot tall solid metal gate that is earthen-tone in color (exposed framing, wooden gates and chain-link with slats are prohibited) to visually screen the dumpster or compactor, which shall remain shut at all times other than when being actively accessed.

(3) Dumpster enclosures shall be located behind the front building line and the service gate shall not directly face a public street or any residentially zoned property, when highly visible. Where this standard is not feasible, the standards may be varied through a Minor Modification. Staff is the final approval authority on the location of all dumpsters.

(4) Single dumpster enclosures shall be a minimum of twelve (12) feet wide and fourteen (14) feet deep. Pads to accommodate two dumpsters or recycling shall be a minimum of twenty-five (25) feet wide and fourteen
(14) feet deep.

(5) New commercial development, including multifamily, shall provide space for a minimum of two (2) dumpsters screened with masonry enclosures with the extra dumpster being for recycling containers.

(6) Dumpsters shall be provided at a ratio of two (2) per every 10,000 square feet, generally.

(7) Dumpster enclosures shall be located to provide a minimum of forty (40) feet of clear backing. However, any area designated for backing shall not exceed eighty (80) feet.

(8) Projects with multiple dumpster locations shall synchronize orientations to optimize servicing.

(d) ***Utility Substations & Tower Facilities***.

(1) For electric substations, sewer pump stations, communication towers, generator plants, or any other free-standing utility facility, the above ground mechanical equipment shall be screened to mitigate its negative visual impact and safely secure the site. The screening device shall be scaled accordingly to the height, size, scope, and area of the proposed facility, subject to discretionary review and approval by the Director. Generally, masonry screening walls are required with decorative metal in limited application for visibility, ventilation, and access points. Larger facilities shall also provide large evergreen screening trees every twenty (20) feet on center. Concrete vehicle access shall be provided, in addition to associated easements necessary for development. Any associated utilities shall be buried, with the exception of regional transmission lines.

(2) For projects adjacent to (or including) existing gas, electric, power, or other utility areas, stations, compounds, or other comparable sites, the development will replace any existing non-conforming fencing with an 8’ tall masonry wall. If the fencing cannot be replaced, then the 8’ tall masonry wall shall be installed immediately adjacent to the existing fencing to mitigate the visuals of existing nonconforming fencing. The Director may consider modifications for access and landscaping.

(e) ***Government Facilities*.** Valid government related facilities, including sports facilities may build fences or screening walls to industry standard and utilize alternate materials and methods consistent with the goals and intent of this section, with Director approval.

(f) ***Buildings that include Bay Doors***.

(1) Bay doors shall not be parallel to or facing any public right-of-way when directly adjacent to the right-of-way, except for buildings with three (3) or fewer bay doors.

(2) Overhead doors shall be neutral or earthen tone colors.

(g) ***Open Storage***. All allowed open storage of materials, equipment, or commodities shall be screened in accordance with Section 14.03.301(h), *Open Storage – Permanent or Ongoing* of the zoning ordinance.

Section 14.04.305 …… Residential Fences.

(a) ***General Requirements***.

(1) It shall be unlawful for any person to construct or repair a fence not in compliance with the regulations contained herein.

(2) All fence construction, alterations, additions, or repair require a permit. Repairs not involving posts or not in excess of fifty percent (50%) of any one run, such as replacing pickets or customary maintenance, may be completed without a permit with materials matching the existing fence. If the cumulative effect of a series of repairs over a twelve (12) month period exceeds fifty percent (50%) of any one run or involves post installation, a permit is required.

(3) Permit fees shall apply as shown on the Master Fee Chart of the City.

(4) All fence contractors are required to be registered with the City. The City may revoke the registration of a contractor who fails to obtain a lawful permit per this section.

(5) Adequate plans and specifications, which may include a plot plan showing exact materials, easements, location, height, dimensions from property lines, sidewalks, curbs, and location of gates, as determined by the Building Official, must accompany a completed application form.

(6) Once complete, a final inspection is required and must be scheduled by the contractor.

(b) ***Regulations***.

(1) Maximum height of residential fences. Fences shall not be greater than eight (8) feet in height, excluding an allowance for ground clearance and decorative caps.

(2) Materials allowed. No fence material shall be used to construct a fence except for those listed and regulated in this Chapter. Generally, residential fences should only be wooden or black tubular steel (powder coated ornamental iron). Non-injurious alternative materials may be considered for Downtown as a Minor Modification.

(3) Estate residential, agricultural, or larger properties may utilize alternative materials consistent with the development pattern of the surrounding area.

(4) Materials prohibited. Barbed wire, electric, and other injurious fence material is prohibited in the City, unless the property is an agricultural district over one (1) acre in size, legitimately needed for agricultural purposes, or otherwise approved by the Director.

(5) Smooth Side Out. The smooth side of the fence shall face outward, so that the posts are internal.

(6) Fences that back or side to other residences. Fences that back or side to another residence may have either side of the fence face the interior of the lot.

(7) Walls and Fences located on corner lots. On all corner lots, retaining walls and fences shall not be closer than fifteen (15) feet from the face of any curb, unless otherwise approved by the Director.

(8) Fences facing rights-of-way (on back, side, or corners). All fences installed on side yards of corner lots and reverse corner lots or backing to a right-of-way shall be cedar, board-on-board, with a decorative cap so that a finished fence side faces the street. Alleys are not required to have enhanced fencing, but must have the smooth side out.

(9) Key Lots. On reverse corner lots, side yard fences shall either adhere to the adjacent property's front build line or be open ornamental.

(10) Fence Returns. Fence returns that face the primary street shall be set back from the front facade a minimum of five (5) feet. On corner lots, the fence return setback shall be increased to 10 feet.

(11) Estate Lots. Estate properties greater than one (1) acre in size may install decorative driveway entrances.

(12) Fences located between houses that face the street. The portion of fence that is parallel to the street and perpendicular to the fence along the side yard must be constructed of cedar, board-on-board, with a decorative cap so that a finished fence side faces the street.

(13) Fences in front yards. Fences and walls are only allowed in front yards up to thirty-six (36) inches in height and must be either: split-rail, wrought iron, picket fence, or decorative masonry wall. Lots over one (1) acre in size are exempt from this regulation, subject to review and approval by the Director. All front yard fences should generally be fifty percent (50%) open, except for walls when allowed.

(14) Public rights-of way, easements. No fence shall be installed on public right-of-way, within sight-visibility triangles, or within any drainage easement, unless otherwise authorized by the Director.

(15) Within property lines. Fences shall be installed on the property lines and shall not encroach upon any property.

(16) Fences adjacent to scenic views. All fences installed adjacent to a floodplain, creek, utility easement, or dedicated open space shall be black tubular steel and a minimum of fifty percent (50%) open.

(17) High Side Out. Fences located on the high side of a significant grade change shall have the smooth side face out, so that the smooth side is visible to the low side.

(c) ***Wooden Fence Standards.***

(1) Vertical posts. All vertical posts shall be galvanized steel with a minimum two and three-eighths (2⅜) inch
diameter, a minimum CS 20 (.095) thickness, and set in a concrete footing.

(2) Concrete footings. Concrete footings shall be a minimum of eight (8) inches in diameter.

(3) Spacing of footings. For fences less than seven (7) feet in height, posts shall be spaced at a maximum of eight (8) feet on center, set in a concrete footing of no less than twenty-four (24) inches deep. For fences that are seven (7) feet or greater in height, posts shall be spaced at a maximum of six (6) feet on center, set in a concrete footing of no less than thirty-six (36) inches deep.

(4) Allowed materials & colors. Residential wood material shall be cedar or white wood, and must be stained a natural brown or earth tone color. Bright color stains or finishes are not allowed (e.g. blue, orange, pink, etc.)

(5) Construction. All materials shall be securely fastened, with vertical boards to horizontal

stringers, stringers to vertical posts and top rail, to ensure an ongoing attractive appearance and safe condition, free from rot, rust, vandalism, and other sources of decay. Horizontal picket patterns are allowed.

(6) Private residential fence adjacent to a perimeter wall. A fence that is perpendicular to such wall shall not exceed the height of the adjacent wall. A fence that is separated from the subdivision screening wall by a public alley or right-of-way is deemed to not be adjacent to the screening wall. If abutting, the height of the residential fence may transition in height from the height of the screening wall to the maximum allowable height of the residential fence, provided that the transition is a smooth rate of increase or decrease and does not exceed a span of sixteen (16) feet in length. Fences adjacent to or parallel to a wall are not permitted.

(d) ***Exceptions.***

(1) Materials. The use of chain link, vinyl, split-rail, and composite materials may be allowed, if constructed to manufacturer's specifications, subject to Minor Modification. Otherwise, these materials are generally prohibited. Existing non-conforming fences may be replaced with similar material.

(2) Interior fences. Defined as fences within the property fence for specific uses, such as dog runs, swimming pool fences, and other similar situations within the interior of a back yard. These interior fences may be constructed of alternate materials, as long as all exterior and shared fence lines are built to compliance with this section and the alternate interior materials are no taller than the exterior fence and not visible to the public, subject to discretionary review and approval by the Director.

(3) Gate embellishments. Decorative gate embellishments are allowed; however, they shall not exceed the height of the fence by more than two (2) feet.

(e) ***Maintenance***.

(1) All fences shall be perpetually maintained, repaired, or replaced by the owner. Fences not required by a City ordinance, screening regulation, or other standard shall be either maintained or removed.

(2) It shall be unlawful and subject to citation should a fence display any of the following conditions:

i. Any fence that leans, falls, becomes unstable, or causes damage to other property.
ii. Fences that are supported by any means other than the fence post.
iii. Missing or loose pickets, broken or missing parts, decayed members.

Sections 14.04.306 – 14.06.400 …… Reserved.

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART THREE, SCREENING WALLS & FENCES

Section 14.04.301 …… Screening, Generally.

(a) ***Purpose & Intent***. The intent of this section is to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties. Additionally, the intent is to ensure that installations on private residential property do not negatively impact the aesthetics of the community.

(b) ***General Specifications***.

(1) The requirements set forth herein shall apply to all new development and any expansion of an existing building or area of over thirty percent (30%).

(2) Engineered concrete foundations with piers are required. Spacing, depth, and dimensions of the piers shall be determined by a licensed professional engineer based on the *Engineering Design Standards*. All walls four (4) feet in height or greater must be designed and sealed by a professional engineer licensed in Texas. Record drawings (i.e. "as builts") certified by a professional engineer shall be submitted to the City of Celina upon completion of construction.

(3) Under certain circumstances, retaining walls of sufficient height may be considered as satisfying the masonry screening wall requirement, as a Minor Modification.

(4) Walls shall be equally finished on all sides and constructed in one style using consistent materials. In all instances, concrete risers taller than six (6) inches require masonry cladding.

(5) Contractors shall verify the location of all existing utilities prior to excavation and construction.

(6) No screening wall or fence shall be erected on public right-of-way or in visibility easements.

(7) When a project's design proposes a retaining wall, the retaining wall shall be placed along the property line and be engineered to accommodate the ultimate screening device for the shared boundary.

(8) When a residential fence exists at the time of commercial development, the required masonry screening wall shall replace the residential fence. In no case shall a fence or wall be placed parallel and in the immediate vicinity of an existing fence or wall creating a close back-to-back fence or wall arrangement or creating a gap between fences or walls.

(9) Staff may apply a Minor Modification to boundary situations when legal or valid constructability issues exist, as determined by staff, including imposing conditions upon such relief.

(c) Applicability

(1) Screening is required in the following situations:

i. Screening single-family residential from non-residential and multifamily development.

ii. Screening of single-family developments from adjacent rights-of-way, as shown on the Master Thoroughfare Plan and in conformance with the Neighborhood Vision Book.

iii. Screening of waste and recycling collection areas, including non-residential polycarts and all other service-related equipment.

iv. Screening of mechanical, plumbing, and electrical equipment.

v. Screening of loading docks, ramps, and spaces.

vi. Screening of above ground mechanical equipment at utility substations and tower facilities.

(d) ***Height of Screening Walls***. Screening walls shall have the minimum and maximum heights in the circumstances given below.

(1) Screening walls shall be a minimum eight (8) feet tall.

(2) Screening for electric substations, sewer pump stations, communication towers, generator plants, and any other free-standing utility facility shall be scaled according to the height, size, scope, and area of the proposed facility, and shall be generally between eight (8) and twelve (12) feet.

(3) Screening using living plant materials, either with or without an accompanying metal fence, shall be a minimum of six (6) feet tall at the time of planting.

(e) ***Materials***.

(1) Materials allowed by right for screening purposes.
   i. Stone, rock, or brick.

(2) Materials allowed in certain circumstances. In unique circumstances, the following materials may be utilized for screening purposes, subject to discretionary review and approval by the Director, as long as there is no adverse impact on surrounding property, the spirit and intent of this Chapter is maintained, and a financial hardship is not the sole justification for the use of the reduced screening standard. The Director may require a combination of the following screening options to meet the intent of the Ordinance.
   i. Decorative iron or wrought iron screening walls with masonry columns.
   ii. Industrial grade aluminum or steel fencing (e.g. DesignMaster Fencing® or comparable product).
   iii. Living screens that may include earthen berms.
   iv. Split-face concrete masonry units (CMU).
   v. Pre-cast concrete wall (generally for industrial or infrastructure projects).
   vi. Cedar board-on-board wooden fence with decorative caps and masonry columns.

(3) Materials prohibited for screening purposes:
   i.
   ii. Chain link.
   iii. Electrified fencing.
   iv. Barbed wire, except as permitted on undeveloped land and for containment of livestock. Any existing barbed wire shall be removed at time of development.
   v. Plain wooden fences.
   vi. Surface painted or coated concrete.
   vii. Concertina wire.
   viii. Corrugated metal.
   ix. Fiberglass panels.

(4) Specifications for masonry screening walls are as follows:
   i. A decorative masonry column shall be placed at each corner or transition and evenly spaced on each fence façade not to exceed every eighty (80) feet.
   ii. Lintels, bottom row soldier courses with concrete mow strip, and a decorative cap are to be applied to all masonry walls.
   iii. Openings along the bottom of the screening wall shall only be wide enough to allow for proper drainage as determined by the *Engineering Design Standards*.

(5) Specifications for pre-cast concrete screening walls are as follows:
   i. Walls shall have a maximum column spacing of fourteen (14) feet, unless otherwise approved by the Director.
   ii. Panels must be a minimum of four (4) inches in thickness with a decorative pattern and color on both sides and be made of a minimum of 4,000 psi concrete.

(f) ***Ownership & Maintenance***.

(1) Maintenance easement. A minimum three (3) foot wide wall maintenance easement (WME) shall be provided to the City at time of platting where screening walls are forecast or required along the property line. The plat shall dedicate the WME to the City and the applicable HOA or commercial property owner, with the right to access and maintain the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining the screening wall. As set forth in the WME and plat, the HOA or commercial property owner shall have the obligation to perform and the City will have the right, but not the obligation, to perform. Dedication language for such plat is available in the City's plat checklist on the City's official website.

(2) Ownership & maintenance: Required screening walls shall be owned by the applicable HOA or commercial property owner. All screening walls shall be maintained in a state of good repair and functional condition at all times, in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the WME, except that landscape improvements may be installed, if approved by the City. Any repairs or replacement shall match the existing adjacent sections.

(3) If the HOA or commercial property owner fails to maintain any screening wall to the City's standard, the City or their representative, at their discretion, shall have the authority to cause the repair and/or replacement of such wall at the expense of the owner of the screening wall.

Section 14.04.302 …… Screening, Residential Subdivision Walls.

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

(2) Cul-de-sac and U-shaped adjacency. If a u-shaped, single-loaded street or the bulb of the cul-de-sac abuts a roadway sixty (60) feet or greater, the screening across the landscaped area adjacent to the cul-de-sac bulb may be a living screen in conjunction with an open fence (such as decorative metal or wrought iron) with solid masonry columns in keeping with the associated solid masonry screening perimeter walls required elsewhere along the perimeter. U-shaped and cul-de-sacs that open to the landscape buffer do not require a screen wall or screen fence, but do require pedestrian connectivity to the external sidewalk.

(3) Materials exceptions. Staff may consider a Minor Modification to allow the use of wrought iron or decorative metal, not in excess of fifty percent (50%) of the subdivision perimeter wall, in conjunction with berms and landscaping, if deemed appropriate.

(4) Perimeter wall extension required. When a perimeter fence is provided at the outer boundaries of a residential subdivision, the termination of a given side of the fence shall not occur in the middle of the adjacent property, but extend to the property line of the last platted lot that has partial adjacency with the perimeter fence. An easement may be required by separate instrument in order to construct the portion of the wall on the adjacent property.

(5) Entrance wrapping. Masonry walls shall wrap around the side of entry lots at entrances, so that the side yard fence of the first lot is a masonry wall.

(6) Green Belts. Where collectors or arterials are adjacent to floodplains or large expanses of open space, no perimeter screening device is required.

(7) Timing. The owner or developer of a residential property adjacent to an undeveloped property zoned non-residential or multi-family shall be responsible for and shall build the required masonry wall to provide screening between the two (2) properties at the time of infrastructure development, prior to any vertical development on the site, unless the non-residenital property develops first, in which case the owner or developer of the non-residential property shall construct the wall.

(8) Individual fences exempt. Individual single-family lots built in a subdivision without a perimeter wall are exempt from the requirement to install the masonry wall. In lieu, an eight (8) foot high cedar board-on-board wooden fence with a decorative cap (and columns where appropriate) may be utilized.

(9) Neighborhood Vision Book. Projects shall screen in accordance with standards found within the Neighborhood Vision Book, and as may be amended.

Section 14.04.303 …… Screening, Multi-Family & Non-Residential

(1) Non-residential uses (including multi-family) adjacent to single family zoning districts or uses. A solid masonry screening wall is required.

(2) Non-residential uses (including multi-family) adjacent to other similar non-residential zoning districts or uses. No screening wall or gates are required nor shall be provided. Staff may consider an exception for security fencing for projects such as storage or industrial land uses. Cross access shall be provided.

(3) Mixed use developments. With Director approval, mixed use developments may be exempt from internal screening between disparate land uses if the project is seamlessly integrated in a cohesive Life Connected manner, so that residential fronts and engages the commercial property.

Section 14.04.304 …… Screening Requirements for Specific Situations.

(a) ***Mechanical, Plumbing, & Electrical Equi****pment.*

(1) Exposed conduits, ladders, exhaust valves, utility boxes, roof-line flashing, and drain spouts shall be an

earthen-tone color matching the primary building

(2) Outside equipment, coolers, kiosks, vending, and/or other similar mechanical items shall be screened or clad with a Category A masonry finishing material matching the primary building.

(3) All new utilities, including any aerial lines, shall be underground.

(4) Roof mounted equipment shall be screened from view at a point five (5) feet above grade, measured at the property line, using parapet walls. Alternate screening devices may be considered by the Director for larger projects. All screening devices shall be an earthen-tone color matching the primary building. The rear of parapet walls shall be equally finished, an earthen-tone color that matches the primary building, and not have exposed framing visible.

(b) ***Loading Docks, Ramps, & Spaces***. Loading docks, ramps, structures, and loading spaces shall be screened from view.

(1) Screening shall be by masonry wing walls matching the color and building materials of the primary structure.

(2) Screening walls shall be of adequate height to screen loading vehicles and the scope of the operation and activity.

(c) ***Waste & Recycle Collection Areas (Dumpster Screening)***.

(1) Waste disposal collection areas, including non-residential polycarts and all other service-related equipment, shall be provided and screened from public view with an 8-foot tall Category A masonry wall in a material that is consistent with the primary building. Masonry walls shall be earthen tone and unpainted. Any wall topping shall not be metal.

(2) Dumpster enclosures shall incorporate on the open, fourth side an 8-foot tall solid metal gate that is earthen-tone in color (exposed framing, wooden gates and chain-link with slats are prohibited) to visually screen the dumpster or compactor, which shall remain shut at all times other than when being actively accessed.

(3) Dumpster enclosures shall be located behind the front building line and the service gate shall not directly face a public street or any residentially zoned property, when highly visible. Where this standard is not feasible, the standards may be varied through a Minor Modification. Staff is the final approval authority on the location of all dumpsters.

(4) Single dumpster enclosures shall be a minimum of twelve (12) feet wide and fourteen (14) feet deep. Pads to accommodate two dumpsters or recycling shall be a minimum of twenty-five (25) feet wide and fourteen (14) feet deep.

(5) New commercial development, including multifamily, shall provide space for a minimum of two (2) dumpsters screened with masonry enclosures with the extra dumpster being for recycling containers.

(6) Dumpsters shall be provided at a ratio of two (2) per every 10,000 square feet, generally.

(7) Dumpster enclosures shall be located to provide a minimum of forty (40) feet of clear backing. However, any area designated for backing shall not exceed eighty (80) feet.

(8) Projects with multiple dumpster locations shall synchronize orientations to optimize servicing.

(d) ***Utility Substations & Tower Facilities***.

(1) For electric substations, sewer pump stations, communication towers, generator plants, or any other free-standing utility facility, the above ground mechanical equipment shall be screened to mitigate its negative visual impact and safely secure the site. The screening device shall be scaled accordingly to the height, size, scope, and area of the proposed facility, subject to discretionary review and approval by the Director. Generally, masonry screening walls are required with decorative metal in limited application for visibility, ventilation, and access points. Larger facilities shall also provide large evergreen screening trees every twenty (20) feet on center. Concrete vehicle access shall be provided, in addition to associated easements necessary for development. Any associated utilities shall be buried, with the exception of regional transmission lines.

(2) For projects adjacent to (or including) existing gas, electric, power, or other utility areas, stations, compounds, or other comparable sites, the development will replace any existing non-conforming fencing

with an 8' tall masonry wall. If the fencing cannot be replaced, then the 8' tall masonry wall shall be installed immediately adjacent to the existing fencing to mitigate the visuals of existing nonconforming fencing. The Director may consider modifications for access and landscaping.

(e) ***Government Facilities*.** Valid government related facilities, including sports facilities may build fences or screening walls to industry standard and utilize alternate materials and methods consistent with the goals and intent of this section, with Director approval.

(f) ***Buildings that include Bay Doors***.

(1) Bay doors shall not be parallel to or facing any public right-of-way when directly adjacent to the right-of-way, except for buildings with three (3) or fewer bay doors.

(2) Overhead doors shall be neutral or earthen tone colors.

(g) ***Open Storage***. All allowed open storage of materials, equipment, or commodities shall be screened in accordance with Section 14.03.301(h), *Open Storage – Permanent or Ongoing* of the zoning ordinance.

Section 14.04.305 …… Residential Fences.

(a) ***General Requirements***.

(1) It shall be unlawful for any person to construct or repair a fence not in compliance with the regulations contained herein.

(2) All fence construction, alterations, additions, or repair require a permit. Repairs not involving posts or not in excess of fifty percent (50%) of any one run, such as replacing pickets or customary maintenance, may be completed without a permit with materials matching the existing fence. If the cumulative effect of a series of repairs over a twelve (12) month period exceeds fifty percent (50%) of any one run or involves post installation, a permit is required.

(3) Permit fees shall apply as shown on the Master Fee Chart of the City.

(4) All fence contractors are required to be registered with the City. The City may revoke the registration of a contractor who fails to obtain a lawful permit per this section.

(5) Adequate plans and specifications, which may include a plot plan showing exact materials, easements, location, height, dimensions from property lines, sidewalks, curbs, and location of gates, as determined by the Building Official, must accompany a completed application form.

(6) Once complete, a final inspection is required and must be scheduled by the contractor.

(b) ***Regulations***.

(1) Maximum height of residential fences. Fences shall not be greater than eight (8) feet in height, excluding an allowance for ground clearance and decorative caps.

(2) Materials allowed. No fence material shall be used to construct a fence except for those listed and regulated in this Chapter. Generally, residential fences should only be wooden or black tubular steel (powder coated ornamental iron). Non-injurious alternative materials may be considered for Downtown as a Minor Modification.

(3) Estate residential, agricultural, or larger properties may utilize alternative materials consistent with the development pattern of the surrounding area.

(4) Materials prohibited. Barbed wire, electric, and other injurious fence material is prohibited in the City, unless the property is an agricultural district over one (1) acre in size, legitimately needed for agricultural purposes, or otherwise approved by the Director.

(5) Smooth Side Out. The smooth side of the fence shall face outward, so that the posts are internal.

(6) Fences that back or side to other residences. Fences that back or side to another residence may have either side of the fence face the interior of the lot.

(7) Walls and Fences located on corner lots. On all corner lots, retaining walls and fences shall not be closer than fifteen (15) feet from the face of any curb, unless otherwise approved by the Director.

(8) Fences facing rights-of-way (on back, side, or corners). All fences installed on side yards of corner lots and reverse corner lots or backing to a right-of-way shall be cedar, board-on-board, with a decorative cap so that a finished fence side faces the street. Alleys are not required to have enhanced fencing, but must

have the smooth side out.

(9) Key Lots. On reverse corner lots, side yard fences shall either adhere to the adjacent property's front build line or be open ornamental.

(10) Fence Returns. Fence returns that face the primary street shall be set back from the front facade a minimum of five (5) feet. On corner lots, the fence return setback shall be increased to 10 feet.

(11) Estate Lots. Estate properties greater than one (1) acre in size may install decorative driveway entrances.

(12) Fences located between houses that face the street. The portion of fence that is parallel to the street and perpendicular to the fence along the side yard must be constructed of cedar, board-on-board, with a decorative cap so that a finished fence side faces the street.

(13) Fences in front yards. Fences and walls are only allowed in front yards up to thirty-six (36) inches in height and must be either: split-rail, wrought iron, picket fence, or decorative masonry wall. Lots over one (1) acre in size are exempt from this regulation, subject to review and approval by the Director. All front yard fences should generally be fifty percent (50%) open, except for walls when allowed.

(14) Public rights-of way, easements. No fence shall be installed on public right-of-way, within sight-visibility triangles, or within any drainage easement, unless otherwise authorized by the Director.

(15) Within property lines. Fences shall be installed on the property lines and shall not encroach upon any property.

(16) Fences adjacent to scenic views. All fences installed adjacent to a floodplain, creek, utility easement, or dedicated open space shall be black tubular steel and a minimum of fifty percent (50%) open.

(17) High Side Out. Fences located on the high side of a significant grade change shall have the smooth side face out, so that the smooth side is visible to the low side.

(c) ***Wooden Fence Standards.***

(1) Vertical posts. All vertical posts shall be galvanized steel with a minimum two and three-eighths (2⅜) inch diameter, a minimum CS 20 (.095) thickness, and set in a concrete footing.

(2) Concrete footings. Concrete footings shall be a minimum of eight (8) inches in diameter.

(3) Spacing of footings. For fences less than seven (7) feet in height, posts shall be spaced at a maximum of eight (8) feet on center, set in a concrete footing of no less than twenty-four (24) inches deep. For fences that are seven (7) feet or greater in height, posts shall be spaced at a maximum of six (6) feet on center, set in a concrete footing of no less than thirty-six (36) inches deep.

(4) Allowed materials & colors. Residential wood material shall be cedar or white wood, and must be stained a natural brown or earth tone color. Bright color stains or finishes are not allowed (e.g. blue, orange, pink, etc.)

(5) Construction. All materials shall be securely fastened, with vertical boards to horizontal stringers, stringers to vertical posts and top rail, to ensure an ongoing attractive appearance and safe condition, free from rot, rust, vandalism, and other sources of decay. Horizontal picket patterns are allowed.

(6) Private residential fence adjacent to a perimeter wall. A fence that is perpendicular to such wall shall not exceed the height of the adjacent wall. A fence that is separated from the subdivision screening wall by a public alley or right-of-way is deemed to not be adjacent to the screening wall. If abutting, the height of the residential fence may transition in height from the height of the screening wall to the maximum allowable height of the residential fence, provided that the transition is a smooth rate of increase or decrease and does not exceed a span of sixteen (16) feet in length. Fences adjacent to or parallel to a wall are not permitted.

(d) ***Exceptions.***

(1) Materials. The use of chain link, vinyl, split-rail, and composite materials may be allowed, if constructed to manufacturer's specifications, subject to Minor Modification. Otherwise, these materials are generally prohibited. Existing non-conforming fences may be replaced with similar material.

(2) Interior fences. Defined as fences within the property fence for specific uses, such as dog runs, swimming pool fences, and other similar situations within the interior of a back yard. These interior fences may be constructed of alternate materials, as long as all exterior and shared fence lines are built to compliance with this section and the alternate interior materials are no taller than the exterior fence and not visible to the

public, subject to discretionary review and approval by the Director.

(3) Gate embellishments. Decorative gate embellishments are allowed; however, they shall not exceed the height of the fence by more than two (2) feet.

(e) ***Maintenance***.

(1) All fences shall be perpetually maintained, repaired, or replaced by the owner. Fences not required by a City ordinance, screening regulation, or other standard shall be either maintained or removed.

(2) It shall be unlawful and subject to citation should a fence display any of the following conditions:

i. Any fence that leans, falls, becomes unstable, or causes damage to other property.

ii. Fences that are supported by any means other than the fence post.

iii. Missing or loose pickets, broken or missing parts, decayed members.

Sections 14.04.306 – 14.06.400 …… Reserved.

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART THREE, SCREENING WALLS & FENCES

Section 14.04.301 …… Screening, Generally.

(a) ***Purpose & Intent***. The intent of this section is to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties. Additionally, the intent is to ensure that installations on private residential property do not negatively impact the aesthetics of the community.

(b) ***General Specifications***.

(1) The requirements set forth herein shall apply to all new development and any expansion of an existing building or area ~~expansion~~ of over thirty percent (30%).

(2) Engineered concrete foundations with piers are required. Spacing, depth, and dimensions of the piers shall be determined by a licensed professional engineer based on the *Engineering Design Standards*. All walls four (4) feet in height or greater must be designed and sealed by a professional engineer licensed in Texas. Record drawings (i.e. "as builts") certified by a professional engineer shall be submitted to the City of Celina upon completion of construction.

(3) ~~No portion of a screening wall shall be used as a retaining wall, unless specifically approved by the Director of Engineering.~~Under certain circumstances, retaining walls of sufficient height may be considered as satisfying the masonry screening wall requirement, as a Minor Modification.

(4) Walls shall be equally finished on all sides and constructed in one style using consistent materials. In all instances, concrete risers taller than six (6) inches require masonry cladding.

(5) Contractors shall verify the location of all existing utilities prior to excavation and construction.

(6) No screening wall or fence shall be erected on public right-of-way or in visibility easements.

~~(6)~~(7) When a project's design proposes a retaining wall, the retaining wall shall be placed along the property line and be engineered to accommodate the ultimate screening device for the shared boundary.

(8) When a residential fence exists at the time of commercial development, the required masonry screening wall shall replace the residential fence~~, with access easements provided for maintenance for both parties~~. In no case shall a fence or wall ~~screening wall~~ be placed parallel and in the immediate vicinity of an existing ~~residential fence~~ fence or wall ~~causing~~ creating a close back-to-back fence or wall arrangement or creating a gap between fences or walls.

(9) Staff may apply a Minor Modification to boundary situations when legal or valid constructability issues exist, as determined by staff, including imposing conditions upon such relief.

~~(7)~~

(c) Applicability

(1) Screening is required in the following situations:

i. Screening single-family residential from non-residential and multifamily development.

ii. Screening of single-family developments from adjacent rights-of-way, as shown on the Master Thoroughfare Plan and in conformance with the Neighborhood Vision Book.

iii. Screening of waste and recycling collection areas, including non-residential polycarts and all other service related equipment .

iv. Screening of mechanical, plumbing, and electrical equipment.

v. Screening of loading docks, ramps, and spaces.

vi. Screening of above ground mechanical equipment at utility substations and tower facilities.

~~(c)~~(d) ***Height of Screening Walls***. Screening walls shall have the minimum and maximum heights in the circumstances given below.

(1) Screening ~~adjacent to rights-of-way~~walls ~~=~~ shall be a minimum ~~six (6) feet and maximum~~ eight (8) feet tall.

~~(2) Screening between incompatible land uses (such as non-residential adjacent to single family) = minimum eight (8) feet.~~

~~(3) Screening of loading docks or doors = minimum six (6) feet.~~

~~. Screening of waste and recycling collection areas, including non-residential polycarts and all other~~

~~service related equipment = minimum eight (8) feet.~~

~~(5)~~(2) Screening for electric substations, sewer pump stations, communication towers, generator plants, and~~or~~ any other free-standing utility facility shall be scaled according to the height, size, scope, and area of the proposed facility~~, subject to discretionary review and approval by the Director~~, and shall be generally between eight (8) and twelve (12) feet.

~~(6)~~(3) Screening using living plant materials, either with or without an accompanying metal fence, shall be a minimum of six (6) feet tall at the time of planting.

~~(d)~~(e) ***Materials***.

(1) Materials allowed by right for screening purposes.

i. Stone, rock, or brick~~, or monolithic concrete panels (see Section 14.01.115, *Other Zoning Ordinance Definitions*, for the description of "monolithic concrete panels")~~.

(2) Materials allowed in certain circumstances. In unique circumstances, the following materials may be utilized for screening purposes, subject to discretionary review and approval by the Director, as long as there is no adverse impact on surrounding property, the spirit and intent of this Chapter is maintained, and a financial hardship is not the sole justification for the use of the reduced screening standard. The Director may require a combination of the following screening options to meet the intent of the Ordinance.

i. Decorative iron or wrought iron screening walls with masonry columns.
ii. Industrial grade aluminum or steel fencing (e.g. DesignMaster Fencing® or comparable product).
iii. Living screens that may include earthen berms.
iv. Split-face concrete masonry units (CMU).
~~iv.~~v. Pre-cast concrete wall (generally for industrial or infrastructure projects).
~~v.~~vi. Cedar board-on-board wooden fence with decorative caps and masonry columns.

(3) Materials prohibited for screening purposes:

i. ~~Modular, "slide-in" screening walls that are constructed of materials other than masonry or concrete (see Section 14.01.115, *Other Zoning Ordinance Definitions*, for the description of "modular screeing walls").~~
ii. Chain link.
iii. Electrified fencing.
iv. Barbed wire, except as permitted on undeveloped land and for containment of livestock. Any existing barbed wire shall be removed at time of development.
v. Plain wooden fences.
vi. Surface painted or coated concrete.
vii. Concertina wire.
viii. Corrugated metal.
~~v.~~ix. Fiberglass panels.

(4) Specifications for masonry screening walls are as follows:

i. A decorative masonry column shall be placed at each corner or transition and evenly ~~spaces~~ spaced on each fence façade not to exceed every eighty (80) feet ~~unless otherwise approved by the Director and supported by an approved engineering design~~.
ii. Lintels, bottom row soldier courses with concrete mow strip, and a decorative cap are to be applied to all masonry walls.
iii. Openings along the bottom of the screening wall shall only be wide enough to allow for proper drainage as determined by the *Engineering Design Standards*.

(5) Specifications for ~~monolithic~~ pre-cast concrete ~~panel~~ screening walls are as follows:

i. Walls shall have a maximum column spacing of fourteen (14) feet, unless otherwise approved by the Director.
ii. Panels must be a minimum of four (4) inches in thickness with a decorative pattern and color on both sides and be made of a minimum of 4,000 psi concrete.

~~(6) Specifications for decorative iron, wrought iron commercial fencing, or industrial grade aluminum or steel fencing.~~

~~i. Decorative iron or wrought iron screening walls shall have masonry columns to be spaced no greater~~

than thirty (30) feet on center.

ii. Industrial grade aluminum or steel fencing may be allowed in certain circumstances, as reviewed and approved by the Director.

. Specifications for living screens. The property owner/developer, at his sole expense, shall furnish or cause to be furnished, all labor, materials, equipment, accessories, meters, irrigation, and services necessary to maintain or replace all plant materials if and when they become damaged or die.

(8) Specifications for wooden fence screening. (See Section 10.04.305, *Residential Fences*)

(e)(f) ***Ownership & Maintenance***.

(1) Maintenance easement. A minimum three (3) foot wide wall maintenance easement (WME) shall be provided to the City at time of platting where screening walls are forecasted or required along the property line. The plat shall dedicate the WME to the City and the applicable HOA or commercial property owner, with the right to access and maintain the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining the screening wall. As set forth in the WME and plat, the HOA or commercial property owner shall have the obligation to perform and the City will have the right, but not the obligation, to perform. Dedication language for such plat is available in the City's plat checklist on the City's official website.

(2) Ownership & maintenance: Required screening walls shall be owned by the property owner or applicable HOA or commercial property owner and shall be maintained in good condition. All screening walls shall be maintained in a state of good repair and functional condition at all times, in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the WME, except that landscape improvements may be installed, if approved by the City. Any repairs or replacement shall match the existing adjacent sections.

(2)(3) If the HOA or commercial property owner fails to maintain any screening wall to the City's standard, the City or their representative, at their discretion, shall have the authority to cause the repair and/or replacement of such wall at the expense of the owner of the screening wall.

Section 14.04.302 …… Screening, Residential Subdivision Walls.

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

(2) Cul-de-sac and U-shaped adjacency. If a u-shaped, single-loaded street or the bulb of the cul-de-sac abuts a collector or arterial roadway sixty (60) feet or greater, the screening across the landscaped area adjacent to the cul-de-sac bulb may be a living screen in conjunction with an open fence (such as decorative metal or wrought iron) with solid masonry columns in keeping with the associated solid masonry screening perimeter walls required elsewhere along the perimeter. U-shaped and cul-de-sacs that open to the landscape buffer do not require a screen wall or screen fence, but do require pedestrian connectivity to the external sidewalk.

(3)(1) Materials exceptions. The Director mayStaff may consider a Minor Modification to allow the use of wrought iron or decorative metal, not in excess of fifty percent (50%) of the subdivision perimeter wall, in conjunction with berms and landscaping, if deemed appropriate.

(2) Perimeter wall extension required. When a perimeter fence is provided at the outer boundaries of a residential subdivision, the termination of a given side of the fence shall not occur in the middle of the adjacent property, but extend to the property line of the last platted lot that has partial adjacency with the perimeter fence. An easement may be required by separate instrument in order to construct this the portion of the wall on the adjacent property.

(3) Entrance wrapping. Masonry walls shall wrap around the side of entry lots at entrances, so that the side yard fence of the first lot is a masonry wall.

(4) Green Belts. Where collectors or arterials are adjacent to floodplains or large expanses of open space, no perimeter screening device is required.

(5) Timing. The owner or developer of a residential property adjacent to an undeveloped property zoned non-residential or multi-family shall be responsible for and shall build the required masonry wall to provide

screening between the two (2) properties at the time of infrastructure development, prior to any vertical development on the site, unless the non-residenital property develops first, in which case the owner or developer of the non-residential property shall construct the wall.

(5) Individual fences exempt. Individual single-family lots built in a subdivision without a perimeter wall are exempt from the requirement to install the masonry wall. In lieu, an eight (8) foot high cedar board-on-board wooden fence with a decorative cap (and columns where appropriate) may be utilized.

(6) Neighborhood Vision Book. Projects shall screen in accordance with standards found within the Neighborhood Vision Book, and as may be amended.

Section 14.04.303 …… Screening, Multi-Family & Non-Residential

(1) Non-residential uses (including multi-family) adjacent to single family zoning districts or uses. A solid masonry screening wall is required along the adjacency of disparate land uses.

(2) Non-residential uses (including multi-family) adjacent to other similar non-residential zoning districts or uses. No screening wall or gates is/are required nor shall be provided. Staff may consider an exception for security fencing for projects such as storage or industrial land uses. Cross access shall be provided.

(3) Multiple buildings within a commercial development. In the case where multiple pad sites or multiple masonry types are used for the buildings' exteriors within a single development, the screening wall shall use the predominant masonry type for the entire length of the screening wall, subject to approval by the Director during the site plan process.

(4)(2) Mixed use developments. With Director approval, mixed use developments may be exempt from internal screening between disparate land uses if the project is seamlessly integrated in a cohesive Life Connected manner, so that residential fronts and engages the commercial property.

Section 14.04.304 …… Screening Requirements for Specific Situations.

(a) ***Ground Mounted Mechanical, Plumbing, & Electrical Equipment.***

(1) Exposed conduits, ladders, exhaust valves, utility boxes, roof-line flashing, and drain spouts shall be a color matching the building, an accent color, or earthen-tone color matching the primary building.

(2) Outside equipment, coolers, kiosks, vending, and/or other similar mechanical items shall be screened or clad with a Category A masonry finishing material matching the primary building.

(3) All new utilities, including any aerial lines, shall be underground.

(3)

(0)(4) ***Roof Mounted Mechanical, Plumbing, & Electrical Equipment.*** Roof mounted equipment shall be screened from view at a point five (5) feet above grade, measured at the property line, using parapet walls. Alternate screening devices may be considered or as approved by the Director for larger projects. All screening devices shall be an earthen-tone color matching the primary building. The rear of parapet walls shall be equally finished, an earthen-tone color that matches the primary building, and not have exposed framing visible.

(c)(b) ***Loading Docks, Ramps, & Spaces***. Loading docks, ramps, structures, and loading spaces shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial.

(1) Screening shall be by masonry wing walls matching the color and building materials of the primary structure or freestanding walls with complimentary landscaping to be compatible with the project design.

(2) Screening walls shall be of adequate height to screen loading vehicles and the scope of the operation and activity.

(d)(c) ***Waste & Recycle Collection Areas (Dumpster Screening)***.

(1) Waste disposal collection areas, including non-residential polycarts and all other service related equipment, shall be provided and screened from public view.

(2)(1) Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened with an 8-foot tall Category A masonry wall in a material color that is consistent with the color of the primary building. Masonry walls shall be earthen tone and unpainted. Screening enclosures shall be

~~visually and aesthetically compatible with the overall project.~~ Any wall topping shall not be metal.

~~(3)~~(2) Dumpster enclosures shall incorporate on the open, fourth side an 8-foot tall solid metal gate that is earthen-tone in color (exposed framing, wooden gates and chain-link with slats ~~is~~ are prohibited) to visually screen the dumpster or compactor, which shall remain shut at all times other than when being actively accessed.

~~(4)~~(3) Dumpster enclosures shall be located behind the front building line and the service gate shall not directly face a public street or any residentially zoned property, when highly visible. Where this standard is not feasible~~, as determined by the Director~~, the standards may be varied through a Minor Modification. Staff is the final approval authority on the location of all dumpsters.

~~(5)~~(4) Single dumpster enclosures shall be a minimum of twelve (12) feet wide and fourteen (14) feet deep. Pads to accommodate two dumpsters or recycling shall be a minimum of twenty-five (25) feet wide and fourteen (14) feet deep.

(5) New commercial development, including multifamily, shall provide space for a minimum of two (2) dumpsters screened with masonry enclosures with the extra dumpster being for recycling containers.

(6) Dumpsters shall be provided at a ratio of two (2) per every 10,000 square feet, generally.

(7) Dumpster enclosures shall be located to provide a minimum of forty (40) feet of clear backing. However, any area designated for backing shall not exceed eighty (80) feet.

~~(7)~~(8) Projects with multiple dumpster locations shall synchronize orientations to optimize servicing.

~~(8) Engineered concrete foundations with piers are required for dumpsters, per review and approval by the Director of Engineering.~~

(d) ***Utility Substations & Tower Facilities***.

(1) For electric substations, sewer pump stations, communication towers, generator plants, or any other free-standing utility facility, the above ground mechanical equipment shall be screened to mitigate its negative visual impact and safely secure the site. The screening device shall be scaled accordingly to the height, size, scope, and area of the proposed facility, subject to discretionary review and approval by the Director. Generally, masonry screening walls are required with decorative metal in limited application for visibility, ventilation, and access points. Larger facilities shall also provide large evergreen screening trees every twenty (20) feet on center. Concrete vehicle access shall be provided, in addition to associated easements necessary for development. Any associated utilities shall be buried, with the exception of regional transmission lines.

(2) For projects adjacent to (or including) existing gas, electric, power, or other utility areas, stations, compounds, or other comparable sites, the development will replace any existing non-conforming fencing with an 8' tall masonry wall. If the fencing cannot be replaced, then the 8' tall masonry wall shall be installed immediately adjacent to the existing fencing to mitigate the visuals of existing nonconforming fencing. The Director may consider modifications for access and landscaping.

(e) ***Government Facilities.*** Valid government related facilities, including sports facilities may build fences or screening walls to industry standard and utilize alternate materials and methods consistent with the goals and intent of this section, with Director approval.

(f) ***Buildings that include Bay Doors***.

(1) ~~Materials for the main building shall follow the regulations for Commercial Structures (Section 14.04.109).~~

(2) Bay doors shall not be parallel to or facing any public right-of-way when directly adjacent to the right-of-way, except for bu~~.~~ildings with three (3) or fewer bay doors.

~~(2)~~ Overhead doors shall be neutral or earthen tone colors.

(g) ***Open Storage***. All allowed open storage of materials, equipment, or commodities shall be screened in accordance with Section 14.03.301(h), *Open Storage – Permanent or Ongoing* of the zoning ordinance.

Section 14.04.305 …… Residential Fences.

(a) ***General Requirements***.

(1) It shall be unlawful for any person to construct or repair a fence not in compliance with the regulations contained herein.

(2) All fence construction, alterations, additions, or repair require a permit. Repairs not involving posts or not in excess of fifty percent (50%) of any one run, such as replacing pickets or customary maintenance, may be completed without a permit with materials matching the existing fence. If the cumulative effect of a series of repairs over a twelve (12) month period exceeds fifty percent (50%) of any one run or involves post installation, a permit is required.

(3) Permit fees shall apply as shown on the Master Fee ~~Schedule~~ Chart of the City.

(4) All fence ~~installers~~ contractors are required to be registered with the City. The City may revoke the registration of a contractor who fails to obtain a lawful permit per this section.

(5) Adequate plans and specifications, which may include a plot plan showing exact materials, easements, location, height, dimensions from property lines, sidewalks, curbs, and location of gates, as determined by the Building Official, must accompany a completed application form.

(6) Once complete, a final inspection is required and must be scheduled by the contractor~~installer within five business days of completion~~.

~~(7) Estate properties greater than one (1) acre in size that front onto a right-of-way of sixty (60) feet or more may install decorative driveway entrances.~~

~~(8) Valid government related facilities, including sports facilities may build fences or screening walls to industry standard and utilize alternate materials and methods, with Director approval.~~

(b) ***Regulations***.

(1) Maximum height of residential fences. Fences shall not be greater than eight (8) feet in height, excluding an allowance for ground clearance and decorative caps.

(2) Materials allowed. No fence material shall be used to construct a fence except for those listed and regulated in this Chapter. Generally, residential fences should only be wooden or black tubular steel (powder coated ornamental iron). Non-injurious alternative materials may be considered for Downtown as a Minor Modification.

~~(2)~~(3) Estate residential, agricultural, or larger properties may utilize alternative materials consistent with the development pattern of the surrounding area.

(4) Materials prohibited. Barbed wire, electric, and other injurious fence material is prohibited in the City, unless the property is an agricultural district over one (1) acre in size, legitimately needed for agricultural purposes, or otherwise approved by the Director.

~~(3)~~(5) Smooth Side Out. The smooth side of the fence shall face outward, so that the posts are internal.

~~(4)~~(6) Fences that back or side to other residences. Fences that back or side to another residence may have either side of the fence face the interior of the lot.

~~(5)~~(7) Walls and Fences located on corner lots. On all corner lots, retaining walls and fences shall not be closer than fifteen (15) feet from the face of any curb, unless otherwise approved by the Director.

(8) Fences facing rights-of-way (on back, side, or corners). All fences ~~erected~~ installed on side yards of corner lots and reverse corner lots or backing to a right-of-way~~ of~~ shall be cedar, board-on-board, with a decorative cap so that a finished fence side faces the street. Alleys are not required to have enhanced fencing, but must have the smooth side out.

(9) Key Lots. On reverse corner lots, side yard fences shall either adhere to the adjacent property's front build line or be open ornamental.

(10) Fence Returns. Fence returns that face the primary street shall be set back from the front facade a minimum of five (5) feet. On corner lots, the fence return setback shall be increased to 10 feet.

~~(6)~~(11) Estate Lots. Estate properties greater than one (1) acre in size may install decorative driveway entrances.

~~(7)~~(12) Fences located between houses that face the street. The portion of fence that is parallel to the street and perpendicular to the fence along the side yard must be constructed of cedar, board-on-board, with a decorative cap so that a finished fence side faces the street.

~~(8)~~(13) Fences in front yards. Fences and walls are only allowed in front yards up to thirty-six (36) inches in height and must be either: split-rail, wrought iron, picket fence, or decorative masonry wall. Lots over one (1) acre in size are exempt from this regulation, subject to review and approval by the Director. All front yard fences

should generally be fifty percent (50%) open, except for walls when allowed.

~~(9)~~(14) Public rights-of way, easements. No fence shall be ~~erected~~ installed on public right-of-way, within sight-visibility triangles, or within any drainage easement, unless otherwise authorized by the Director.

~~(10)~~(15) Within property lines. Fences shall be installed on the property lines and shall not encroach upon any property ~~line (front, side, or rear)~~.

(16) Fences adjacent to scenic views. All fences installed adjacent to a floodplain, creek, utility easement, or dedicated open space shall be black tubular steel and a minimum of fifty percent (50%) open.

(17) High Side Out. Fences located on the high side of a significant grade change shall have the smooth side face out, so that the smooth side is visible to the low side.

(c) ***Wooden Fence Standards.***

(1) Vertical posts. All vertical posts shall be galvanized steel with a minimum two and three-eighths (2⅜) inch diameter, a minimum CS 20 (.095) thickness, and set in a concrete footing.

(2) Concrete footings. Concrete footings shall be a minimum of eight (8) inches in diameter.

(3) Spacing of footings. For fences less than seven (7) feet in height, posts shall be spaced at a maximum of eight (8) feet on center, set in a concrete footing of no less than twenty-four (24) inches deep. For fences that are seven (7) feet or greater in height, posts shall be spaced at a maximum of six (6) feet on center, set in a concrete footing of no less than thirty-six (36) inches deep.

(4) Allowed materials & colors. Residential wood material shall be cedar or white wood, and must be stained a natural brown or earth tone color. Bright color stains or finishes are not allowed (e.g. blue, orange, pink, etc.)

(5) Construction. All materials shall be securely fastened, with vertical boards to horizontal stringers, stringers to vertical posts and top rail, to ensure an ongoing attractive appearance and safe condition, free from rot, rust, vandalism, and other sources of decay. Horizontal picket patterns are allowed.

(6) Private residential fence adjacent to a ~~subdivision~~ perimeter wall. A fence that is ~~parallel to or~~ perpendicular to such wall shall not exceed the height of the adjacent ~~subdivision~~ wall. A fence that is separated from the subdivision screening wall by a public alley or right-of-way is deemed to not be adjacent to the ~~subdivision~~ screening wall. If abutting, the height of the residential fence may transition in height from the height of the ~~subdivision~~ screening wall to the maximum allowable height of the residential fence, provided that the transition is a smooth rate of increase or decrease and does not exceed a span of sixteen (16) feet in length. Fences adjacent to or parallel to a wall are not permitted.

~~(d) ***Required Inspections***.~~

~~(1) Footing inspection. The footing inspection must be completed prior to pouring concrete.~~

~~(2) Final inspection. A final inspection is required and must be scheduled within one (1) week (five (5) business days) of completion.~~

~~(e)~~(d) ***Exceptions.***

(1) Materials. The use of chain link, vinyl, split-rail, and composite materials may be allowed, if constructed to manufacturer's specifications, subject to ~~discretionary review and approval by the Director~~Minor Modification. Otherwise, these materials are generally prohibited. Existing non-conforming ~~chain link~~ fences may be replaced with similar material.

(2) Interior fences. Defined as fences within the property fence for specific uses, such as dog runs, swimming pool fences, and other similar situations within the interior of a back yard. These interior fences may be constructed of alternate materials, as long as all exterior and shared fence lines are built to compliance with this section and the alternate interior materials are no taller~~shorter~~ than the exterior fence and not visible to the public, subject to discretionary review and approval by the Director.

(3) Gate embellishments. Decorative gate embellishments are allowed; however, they shall not exceed the height of the fence by more than two (2) feet.

~~(f)~~(e) ***Maintenance***.

(1) All fences shall be perpetually maintained, repaired, or replaced by the owner. Fences not required by a City ordinance, screening regulation, or other standard shall be either maintained or removed.

(2) It shall be unlawful and subject to citation should a fence display any of the following conditions:

i. Any fence that leans, falls, becomes unstable, or causes damage to other property.
ii. Fences that are supported by any means other than the fence post.
iii. Missing or loose pickets, broken or missing parts, decayed members.

Sections 14.04.306 – 14.06.400 …… Reserved.

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
Date: June 9, 2026

Agenda Item:
Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Cambridge Crossing Public Improvement District; approving a preliminary service plan and assessment plan, including proposed Assessment Rolls for Phase #5-7; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; calling a Public Hearing for July 14, 2026, to consider an Ordinance levying assessments on property located within the Cambridge Crossing Public Improvement District; directing City staff to publish and mail notice of such public hearing; and resolving other matters incident and related thereto. (Bromiley)

Background Information:
The Cambridge Crossing Public Improvement District was created by the City Council pursuant to the PID Act and by Resolution approved on February 28, 2017. The PID is located approximately west of Preston Road, north of US 380, and west of the Dallas North Tollway extension. The PID is anticipated to contain an estimated 1,534 residential units on approximately 484.074 acres within seven phases. The PID was originally expected to include seven phases, but the Developer has constructed the last three phases, known as Phase #5-7, as one phase. Construction of the infrastructure for Phases #1-4 is complete. The Developer expects to complete construction of the infrastructure for Phase #5-7 in the third quarter of 2026.

Previously, the City levied assessments within the Phases #2–7 Major Improvement Area and Phase #1 in 2018, Phase #2 in 2022, Phase #3 in 2023, Phase #4 in 2025, and issued bonds and/or executed reimbursement agreements for those phases.

The Developer is now requesting that the City levy two separate assessments within Phase #5-7: one to finance the costs benefiting the Phase #5-7 Improvement Area, and a second to finance the additional Major Improvements within Phase #5-7. The estimated costs of the Phase #5-7 Improvements Area and the Phase #5-7 additional projects are approximately $15,710,922 and

$3,118,451, respectively. The estimated Phase #5-7 Improvement Assessments and Phase #5-7 Additional Projects Assessments to be levied to finance such costs are $15,710,922 and $3,118,451, respectively.

This Resolution identifies the costs of the Phase #5-7 projects that are to be financed by the assessments within Phase #5-7. It also approves a Preliminary Service and Assessment Plan, as updated for Phase #5-7. This Resolution calls for a public hearing on July 14, 2026, to consider an Ordinance levying the assessments on properties located within Phase #5-7. This Resolution also directs the publication and mailing of notice of the Public Hearing.

If City Council approves the preliminary SAP (on June 9, 2026), staff will place the call for Public Hearing and the assessment ordinances on the agenda for consideration on July 14, 2026.

The Assessments, when levied, are anticipated to secure a Reimbursement Agreement following the Phase #5-7 levies at the July 14, 2026, City Council meeting.

Legal Review:
PSAP and Resolution approved by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Resolution

Financial Consideration:
The Resolution does not impact the City's operating funds. It establishes Assessments on property owners within Phase #5-7 within the Cambridge Crossing Public Improvement District to finance the identified public improvements.

Staff Recommendation:
Staff recommends approval.

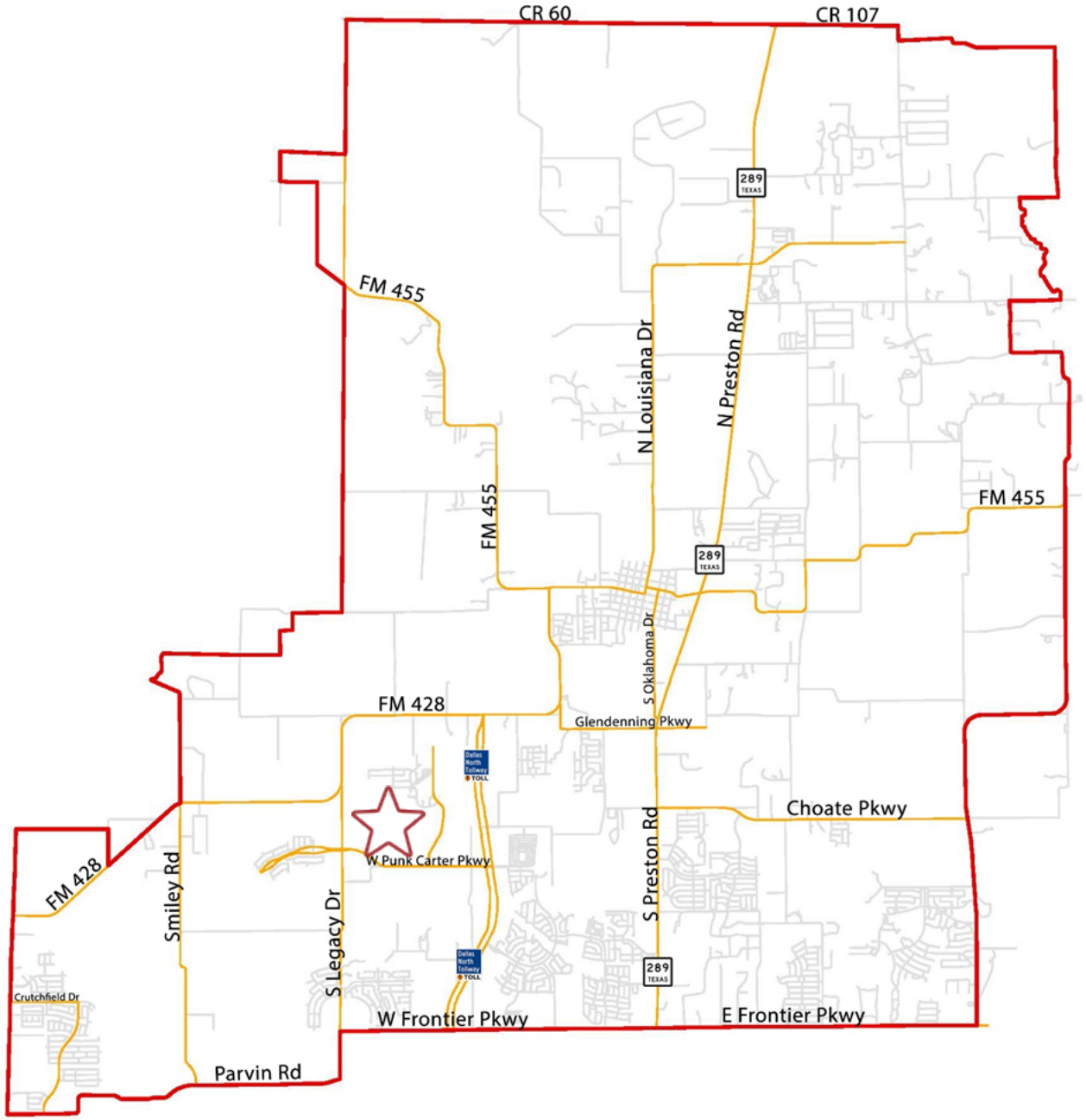
CITY COUNCIL MEETING

CAMBRIDGE CROSSING

PRELIMINARY SAP

PHASE #5-7

June 9, 2026



Cambridge Crossing PID

- Established on February 28, 2017
- PID is generally located north of Punk Carter Parkway and east of Legacy Drive
- Approximately 484.074 acres
- Action item tonight is for
  - Approve the Preliminary Service and Agreement Plan and call for public hearings to levy assessments for Phase #5-7 Improvement Area and Additional Major Improvements

Cambridge Crossing

- Phase #5-7
  - Includes approximately 124.863 acres
  - 446 single family lots
  - Construction estimated to be complete by the third quarter of 2026
- Estimated Authorized Improvement Cost: 18,829,373
- Estimated PID Assessment: $18,829,373
  - $15,710,922 for Phase #5-7 Improvement Area
  - $3,118,451 for Phase #5-7 Additional Major Improvements
- The Assessments, when levied, are anticipated to secure a Reimbursement Agreement following the Phase #5-7 levies at the July 14, 2026 council meeting

Phases #5-7 PID Assessment

Lot Size	Phase #5-7 Assessment per Unit	Allocable MIA Assessment per Unit	Total Combined Assessment per Unit	Total Combined Average Annual Installment per Unit
74 ft Lot	$49,796	$13,978	$63,774	$5,357
60 ft Lot	$43,229	$12,135	$55,364	$4,650
50 ft Lot	$38,852	$10,906	$49,758	$4,179

*Estimated and subject to change as actual interest rates are determined at the time of levy. Totals may not add due to rounding.

Tax Rate Analysis

Tax Rate Analysis	Tax Rate (Per $100/AV)		
	74' lot	60' lot	50' lot
Tax Rate Equivalent for Phase #5-7 Assessment to be levied	$0.3786	$0.4095	$0.4554
Tax Rate Equivalent for Allocable Major Improvement Area Assessments	$0.0980	$0.1060	$0.1179
FYE 2026 Overlapping Tax Rates	$2.0159	$2.0159	$2.0159
Estimated Total Overlapping Tax Rate	$2.4925	$2.5314	$2.5892

*Estimated and subject to change as actual interest rates are determined at the time of levy.

City Financial Team

Hilltop Securities - Financial Advisor

Fiduciary responsibility to the city

Advises on all capital-related matters for the City and related PIDs

Structure overall finance plans

Norton Rose Fulbright - Bond Counsel

Opines on legal matters related to bond issuances and development districts

Ensures City is in compliance with State law and Federal tax law

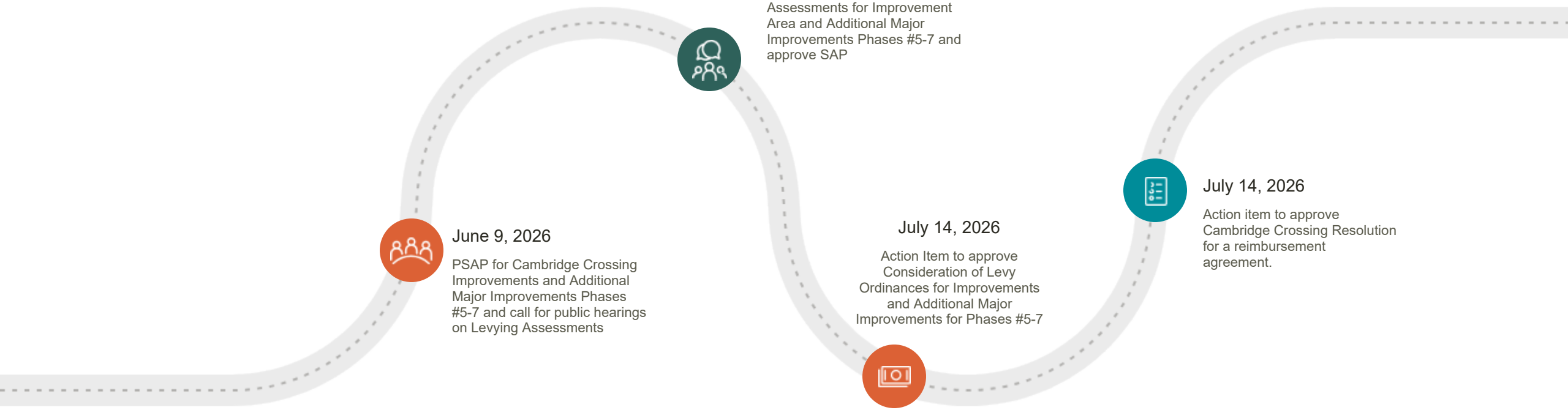
Interfaces with the Texas Attorney General

Municap - PID and TIRZ Consultant

Advises the City on all matters related to PIDs and TIRZs

Ensures compliance with City's PID Policy and state statues

Cambridge Crossing - Timeline



June 9, 2026

PSAP for Cambridge Crossing Improvements and Additional Major Improvements Phases #5-7 and call for public hearings on Levying Assessments

July 14, 2026

Public Hearings to Levy Assessments for Improvement Area and Additional Major Improvements Phases #5-7 and approve SAP

July 14, 2026

Action Item to approve Consideration of Levy Ordinances for Improvements and Additional Major Improvements for Phases #5-7

July 14, 2026

Action item to approve Cambridge Crossing Resolution for a reimbursement agreement.

Questions?

CITY OF CELINA, TEXAS

RESOLUTION NO. 2026-___R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLLS FOR PHASE #5-7; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING FOR JULY 14, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”) authorizes the City of Celina, Texas (the "City") to create a public improvement district within the corporate boundaries and/or the extraterritorial jurisdiction of the City; and

WHEREAS, on February 14, 2017, the City Council of the City (the "City Council") opened a public hearing and continued the public hearing to a special called meeting on February 28, 2017, to consider a petition received by the City requesting the creation of a public improvement district within the corporate limits of the City; and

WHEREAS, on February 28, 2017, after all persons were given an opportunity to be heard in support of or in opposition to the creation of the proposed public improvement district, the City Council closed the public hearing and adopted a resolution (the "Authorization Resolution"), authorizing, establishing, and creating the Cambridge Crossing Public Improvement District (the “District”); and

WHEREAS, the City authorized the creation of the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the “Authorized Improvements”); and

WHEREAS, the City Council and the City staff have been presented a “Cambridge Crossing Public Improvement District Preliminary Service and Assessment Plan”, (the “Preliminary SAP”) in the form attached hereto as **Exhibit A,** which (i) identifies the area constituting “Phase #5-7” of the District, (ii) identifies the costs of the Authorized Improvements expected to be constructed solely for the benefit of Phase #5-7 (the “Phase #5-7 Improvements”),

(iii) identifies Phase #5-7's allocable share of the costs of the Authorized Improvements expected to be constructed for the benefit of the entire District (the "Phase #5-7 Additional Projects"), and (iv) sets forth the proposed assessment roll for Phase #5-7 related to the Phase #5-7 Improvements (the "Proposed Phase #5-7 Assessment Roll – Phase #5-7 Improvements") and the proposed assessment roll for Phase #5-7 related to the Phase #5-7 Additional Projects (the "Proposed Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects" and, together with the Proposed Phase #5-7 Assessment Roll – Phase #5-7 Improvements, the "Proposed Assessment Rolls"); and

WHEREAS, the respective Proposed Assessment Roll state the assessments proposed to be levied against each benefitted parcel of land in Phase #5-7 of the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary SAP; and

WHEREAS, the Act requires that the Proposed Assessment Rolls be filed with the municipal secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "Assessment Hearing") be called to consider the proposed assessments to be levied against the benefitted property within Phase #5-7 and related to the Phase #5-7 Improvements and Phase #5-7 Additional Projects and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to the property owners liable for the assessments and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Rolls, in a form substantially similar to the attached **Exhibit A** and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. The City Council hereby determines that the estimated total costs of the Phase #5-7 Improvements and Phase #5-7 Additional Projects to be financed by the District are as set forth in the Preliminary SAP.

SECTION 4. The City Council's final determination and approval of the costs of the Phase #5-7 Improvements and Phase #5-7 Additional Projects, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final Service and Assessment Plan, which will include a final Phase #5-7 Assessment Roll – Phase #5-7 Improvements and a final Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Phase #5-7 Assessment Roll – Phase #5-7 Improvements states the assessments and the projected annual installments thereof proposed to be levied against each assessable parcel of land in Phase #5-7 of the District that benefits from the Phase #5-7 Improvements, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

The Proposed Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects states the assessments and the projected annual installments thereof proposed to be levied against each assessable parcel of land in Phase #5-7 of the District that benefits from the Phase #5-7 Additional Projects, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. The City Council hereby authorizes and directs the filing of the Proposed Assessment Rolls with the City Secretary and directs the City Secretary to make the same available for public inspection.

SECTION 7. The City Council hereby authorizes and calls a public hearing (the Assessment Hearing, as defined above) to be held on **July 14, 2026, at or after 5:00 p.m.** in the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property located within Phase #5-7 of the District that benefits from the Phase #5-7 Improvements and Phase #5-7 Additional Projects and which ordinance shall specify the method of payment of the assessments.

SECTION 8. The City Council hereby authorizes and directs the City Secretary or City staff to publish notice of the Assessment Hearing, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in the *Celina Record*, a newspaper of general circulation in the City, on or before **July 2, 2026**, as required by Section 372.016(b) of the Act.

SECTION 9. When the Proposed Assessment Rolls are filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary or City staff, on or before **July 2, 2026**, to mail to the owners of property liable for the proposed assessments notice of the Assessment Hearing, as required by Section 372.016(c) of the Act.

SECTION 10. City staff is authorized and directed to take such other actions as are required (including, but not limited to, providing notice of the Assessment Hearing as required by the Texas Open Meetings Act) to place the Assessment Hearing on the agenda for the **July 14, 2026** meeting of the City Council.

SECTION 11. This Resolution shall become effective from and after its date of passage in accordance with law.

[*Remainder of Page Intentionally Left Blank*]

ADOPTED, PASSED, AND APPROVED on this the 9th day of June, 2026.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

PRELIMINARY SAP

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

August 14, 2018

as updated for Phase #2 on June 14, 2022, and updated for Phase #3 on February 14, 2023, and updated for Phase #4 on May 13, 2025, and updated for Phase #5-7 on July 14, 2026.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CAMBRIDGE CROSSING
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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SCHEDULE I – Updated Schedule I to the Reimbursement Agreement

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On February 28, 2017, the City Council of the City of Celina, Texas passed and approved Resolution No. 2017-10R approving and authorizing the creation of the Cambridge Crossing Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in the PID, all of which is located within the City of Celina.

The property in the PID was originally planned to be developed in seven phases; however, the fifth phase of development ("Phase #5-7") will be the final phase. The public improvements for each phase have been, or will be, financed concurrently with the development of the applicable phase, and the PID will finance public improvements for each phase as each phase is developed. Assessments will be imposed on all the benefitted property in the PID for the public improvements that benefit the entire PID and on the benefitted property in each phase for the public improvements to be provided for that phase.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The Cambridge Crossing Public Improvement District Service and Assessment Plan, as updated (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, as amended, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix 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 Assessment Rolls for the PID are included as Appendix G, Appendix H, Appendix I, Appendix J-1, Appendix J-2, Appendix K-1, Appendix K-2, Appendix L-1, and Appendix L-2 of this Service and Assessment Plan. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Component" means the amount collected by application of the Additional Interest.

"Additional Major Improvements" mean the Authorized Improvements described in Section III.C that benefit all Assessed Property within the PID and that are being constructed after Phase #1. Assessments have been or are being levied against property within Phase #3, Phase #4, and Phase #5-7 only to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #3, Phase #4, and Phase #5-7, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1 and Phase #2 have been or will be paid by the Developer without reimbursement.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including

conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any 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 interest, as shown on the Assessment Rolls attached hereto as Appendix G, Appendix H, Appendix I, Appendix J-1, Appendix J-2, Appendix K-1, Appendix K-2, Appendix L-1, and Appendix L-2 as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest described in Section V of this Service and Assessment Plan, if applicable, and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the eighth 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 the Assessments against the respective Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means, as applicable, the Phases #2-7 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll - Phase #3 Improvements, the Phase #3 Assessment Roll - Phase #3 Additional Projects, the Phase #4 Assessment Roll - Phase #4 Improvements, the Phase #4 Assessment Roll - Phase #4 Additional Projects, the Phase #5-7 Assessment Roll - Phase #5-7 Improvements, the Phase #5-7 Assessment Roll - Phase #5-7 Additional Projects, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and 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 Tollway/Outer Loop, L.P., a Texas limited partnership, and any successor owner of the property within the PID or any portion thereof with obligation to construct all or a portion of the Authorized Improvements.

"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.

"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 Association.

"Initial Major Improvements" mean the Authorized Improvements described in Section III.B that benefit all Assessed Property within the PID and that were 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 Improvements" mean the Initial Major Improvements and the Additional Major Improvements.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, which may include 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 from the Authorized Improvements. 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.H.

"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 construction of Authorized Improvements (or the portion thereof) that specially benefit the Parcels within such Phase and designated in an update to this Service and Assessment Plan and/or the issuance of Bonds related to such Phase.

"Phase #1" means the initial Phase to be developed, identified as "Phase #1" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"Phase #1 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #1, which are described in Section III.C.

"Phase #1 Assessed Property" means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll against which an Assessment relating to the Phase #1 Initial 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 Initial Projects.

"Phase #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of 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 2018 (Cambridge Crossing Public Improvement District Phase #1 Project)" that are secured primarily by Phase #1 Assessment Revenues and financed a portion of the Phase #1 Initial Projects.

"Phase #1 Improvements" mean the Authorized Improvements which only benefit Phase #1 Assessed Property, which are described in Section III.D.

"Phase #1 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #1 and (ii) the Phase #1 Improvements, which are described in Section III.

"Phase #1 Maximum Assessment Per Unit" means for Phase #1, an Assessment per unit related to the Phase #1 Initial Projects for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - $37,615.15
Lot Type 2 (60 Ft) - $30,648.27
Lot Type 3 (50 Ft) - $25,578.30

"Phase #1 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Phase #1, and (ii) the Phase #1 Improvements, which are described in Section III.

"Phase #2" means the second Phase to be developed, identified as "Phase #2" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix I.

"Phase #2 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #2, which are described in Section III.C.

"Phase #2 Assessed Property" means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll against which an Assessment relating to the Phase #2 Improvements 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 Improvements.

"Phase #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix I**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of 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 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #2 and (ii) the Phase #2 Improvements, which are described in Section III.

"Phase #2 Maximum Assessment Per Unit" means for Phase #2, the aggregate of all Assessments per unit related solely to the Phase #2 Initial Projects, as shown in Appendix F, for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - $51,608.62
Lot Type 2 (60 Ft) - $44,803.09
Lot Type 4 (84 Ft) - $56,712.77
Lot Type 5 (40 Ft) - $33,460.53

"Phase #2 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Phase #2, and (ii) the Phase #2 Improvements, which are described in Section III.

"Phase #3" means the third Phase to be developed, identified as "Phase #3" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix J-1 or Appendix J-2.

"Phase #3 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #3, which are described in Section III.C.

"Phase #3 Assessed Property" means all Parcels within Phase #3 other than Non-Benefited Property and shown in (i) the Phase #3 Assessment Roll - Phase #3 Improvements against which an Assessment relating to the Phase #3 Improvements are levied and (ii) the Phase #3 Assessment Roll - Phase #3 Additional Projects against which Assessments relating to the Phase #3 Additional Projects is levied.

"Phase #3 Assessment Revenues" mean, collectively, the actual revenues received by or on behalf of the City from the collection of all Assessments levied against Phase #3 Assessed Property, or the Annual Installments thereof, for the Phase #3 Improvements and the Phase #3 Additional Projects.

"Phase #3 Assessment Roll – Phase #3 Improvements" means the document included in this Service and Assessment Plan as Appendix J-1, 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 #3 Assessment Roll – Phase #3 Additional Projects" means the document included in this Service and Assessment Plan as Appendix J-2, 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 #3 Improvements" mean the Authorized Improvements which only benefit Phase #3 Assessed Property, which are described in Section III.F.

"Phase #3 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #3 and (ii) the Phase #3 Improvements, which are described in Section III.

"Phase #3 Maximum Assessment Per Unit" means for Phase #3, the aggregate of all Assessments per unit related solely to the Phase # 3 Projects, as shown in Appendix F, for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - $51,637.96
Lot Type 2 (60 Ft) - $44,828.56
Lot Type 3 (50 Ft) - $40,288.96

"Phase #3 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Phase #3, and (ii) the Phase #3 Improvements, which are described in Section III.

"Phase #4" means the fourth Phase to be developed, identified as "Phase #4" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix K-1 or Appendix K-2.

"Phase #4 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #4, which are described in Section III.C.

"Phase #4 Assessed Property" means all Parcels within Phase #4 other than Non-Benefited Property and shown in (i) the Phase #4 Assessment Roll - Phase #4 Improvements against which an Assessment relating to the Phase #4 Improvements are levied and (ii) the Phase #4 Assessment Roll - Phase #4 Additional Projects against which an Assessment relating to the Phase #4 Additional Projects is levied.

"Phase #4 Assessment Revenues" mean, collectively, the actual revenues received by or on behalf of the City from the collection of all Assessments levied against Phase #4 Assessed Property, or the Annual Installments thereof, for the Phase #4 Improvements and the Phase #4 Additional Projects.

"Phase #4 Assessment Roll – Phase #4 Improvements" means the document included in this Service and Assessment Plan as Appendix K-1, 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 #4 Assessment Roll – Phase #4 Additional Projects" means the document included in this Service and Assessment Plan as Appendix K-2, 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 #4 Improvements" mean the Authorized Improvements which only benefit Phase #4 Assessed Property, which are described in Section III.G.

"Phase #4 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #4 and (ii) the Phase #4 Improvements, which are described in Section III.

"Phase #4 Maximum Assessment Per Unit" means for Phase #4, the aggregate of all Assessments per unit related solely to the Phase #4 Projects, as shown in Appendix F, for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - $70,717.30
Lot Type 2 (60 Ft) - $61,391.94
Lot Type 3 (50 Ft) - $55,175.04

"Phase #4 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Phase #4 and (ii) the Phase #4 Improvements, which are described in Section III.

"Phase #5-7" means the fifth and final Phase to be developed, identified as "Phase #5" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix L-1 or Appendix L-2.

"Phase #5-7 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #5-7, which are described in Section III.C.

"Phase #5-7 Assessed Property" means all Parcels within Phase #5-7 other than Non-Benefited Property and shown in (i) the Phase #5-7 Assessment Roll - Phase #5-7 Improvements against which Assessments relating to the Phase #5-7 Improvements are levied and (ii) the Phase #5-7 Assessment Roll - Phase #5-7 Additional Projects against which an Assessment relating to the Phase #5-7 Additional Projects is levied.

"Phase #5-7 Assessment Revenues" mean, collectively, the actual revenues received by or on behalf of the City from the collection of all Assessments levied against Phase #5-7 Assessed Property, or the Annual Installments thereof, for the Phase #5-7 Improvements and the Phase #5-7 Additional Projects.

"Phase #5-7 Assessment Roll – Phase #5-7 Improvements" means the document included in this Service and Assessment Plan as Appendix L-1, 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 #5-7 Assessment Roll – Phase #5-7 Additional Projects" means the document included in this Service and Assessment Plan as Appendix L-2, 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 #5-7 Improvements" mean the Authorized Improvements which only benefit Phase #5-7 Assessed Property, which are described in Section III.H.

"Phase #5-7 Maximum Assessment Per Unit" means for Phase #5-7, the aggregate of all Assessments per unit related solely to the Phase #5-7 Projects, as shown in Appendix F, for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - $63,774.04
Lot Type 2 (60 Ft) - $55,364.27
Lot Type 3 (50 Ft) - $49,757.77

"Phase #5-7 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Phase #5-7, and (ii) the Phase #5-7 Improvements, which are described in Section III.

"Phases #2-7 Major Improvement Area" means the property within the PID excluding Phase #1 which is to be developed subsequent to Phase #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

"Phases #2-7 Major Improvement Area Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against Phases #2-7 Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Phase #2-7 Major Improvement Area Projects.

"Phases #2-7 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. Such property is shown in the Phases #2-7 Major Improvement Area Assessment Roll.

"Phases #2-7 Major Improvement Area Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #2-7 Major Improvement Area Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phases #2-7 Major Improvement Project)" that are secured primarily by Phases #2-7 Major Improvement Area Assessment Revenues.

"Phases #2-7 Major Improvement Area Projects" means the pro rata portion of the Initial Major Improvements allocable to the Phases #2-7 Major Improvement Area, which are described in Section III.B.

"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 and Delinquency Reserve" means, with respect to the Phases #2-7 Major Improvement Area Bonds and Phase #1 Bonds, a reserve amount to be funded from Additional Interest collected each year. The Prepayment and Delinquency Reserve shall be funded until it reaches 5.50% of the outstanding respective series of Bonds unless otherwise stipulated in the respective Bond documents. Once the Prepayment and Delinquency Reserve is funded in full, the City may allocate the Additional Interest component of the Annual Installments as provided in the respective Trust Indenture.

"Prepayment Costs" mean interest and Administrative 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 – Cambridge Crossing effective as of April 8, 2025 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements, including the Phases #2-7 Major Improvement Area Projects, the Phase #1 Projects, the Phase #2 Improvements, the Phase #3 Improvements, the Phase #3 Additional Projects, the Phase #4 Improvements, the Phase #4 Additional Projects, the Phase #5-7 Improvements, and the Phase #5-7 Additional Projects and the City agrees to reimburse the Developer with interest as permitted by the PID Act solely from the related Assessment Revenues and/or the net proceeds of Bonds for a portion of such Actual Costs funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the respective Assessed Property. As provided for in the Reimbursement Agreement, Schedule I to the Reimbursement Agreement is updated to include Schedule I attached to this Service and Assessment Plan.

"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.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

"Zoning Ordinance" means Ordinance No. 2016-32 adopted by the City Council on April 12, 2016, which ordinance establishes the permitted uses of, and standards for the development of the property within the PID.

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is located within the City and contains approximately 484.074 gross acres of land, generally located directly north of County Road 7, directly east of County Road 6, south of FM 428, and west of Dallas Parkway. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,534 single-family residential units, 15 acres for a school site, and the remaining acreage for two amenity centers and rights-of-way dedicated to the City. The estimated number of lots (1,534) is based upon the updated, proposed development plan.

The property in the PID was originally proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development within the PID - Original

Description	Proposed Development	
Single-family – 74 Ft	152	Units
Single-family – 60 Ft	537	Units
Single-family – 50 Ft	839	Units
Total	**1,528**	**Units**

The original development plan was revised in 2022, and the revised lot count and lot mix is shown in Table II-B.1.

Table II-B.1
Proposed Development within the PID – 2022 Revised

Description	Proposed Development	
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	200	Units
Single-family – 60 Ft	491	Units
Single-family – 50 Ft	634	Units
Single-family – 40 Ft	198	Units
Total	**1,530**	**Units**

The development plan was revised in 2025, and the revised lot count and lot mix is shown in Table II-B.2.

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Table II-B.2
Proposed Development within the PID – 2025 Revised

Description	Proposed Development	
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	201	Units
Single-family – 60 Ft	539	Units
Single-family – 50 Ft	589	Units
Single-family – 40 Ft	198	Units
Total	**1,534**	**Units**

B. Property Included in the Phases #2-7 Major Improvement Area

Phases #2-7 Major Improvement Area consists of approximately 334.675 developed acres (net of rights-of-way) and is now projected to consist of approximately 1,204 residential units. A map of the property within the Phases #2-7 Major Improvement Area and depicting the boundaries of each proposed Phase is shown in Appendix A.

The property within Phases #2-7 Major Improvement Area was originally proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development within Phases #2-7 Major Improvement Area - Original

Description	Proposed Development	
Single-family – 74 Ft	109	Units
Single-family – 60 Ft	415	Units
Single-family – 50 Ft	674	Units
Total	**1,198**	**Units**

The property within Phases #2-7 Major Improvement Area was revised in 2022 and the revised lot count and lot mix is shown in Table II-D.1.

Table II-D.1
Proposed Development within Phases #2-7 Major Improvement Area - 2022 Revised

Description	Proposed Development	
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	157	Units
Single-family – 60 Ft	369	Units
Single-family – 50 Ft	469	Units
Single-family – 40 Ft	198	Units
Total	**1,200**	**Units**

The property within Phases #2-7 Major Improvement Area was revised in 2025 and the revised lot count and lot mix is shown in Table II-D.2.

Table II-D.2
Proposed Development within Phases #2-7 Major Improvement Area - 2025 Revised

Description	Proposed Development	
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	158	Units
Single-family – 60 Ft	417	Units
Single-family – 50 Ft	424	Units
Single-family – 40 Ft	198	Units
Total	**1,204**	**Units**

C. Property Included in Phase #1

Phase #1 originally consisted of approximately 108.523 developed acres (net of rights-of-way). The final plat for Phase #1 is recorded in the real property records of Collin County, Texas as Document No. 20200212010000590 and consists of 330 residential lots on approximately 106.021 developed acres (which excludes certain 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 has been developed as shown in Table II-E.

Table II-E
Development within Phase #1

Description	Development	
Single-family – 74 Ft	43	Units
Single-family – 60 Ft	122	Units
Single-family – 50 Ft	165	Units
Total	**330**	**Units**

D. Property Included in Phase #2

Phase #2 consists of approximately 46.878 developed acres (net of rights-of-way) and consists of 227 single family residential units. The final plat for Phase #2 is recorded in the real property records of Collin County, Texas as Document No. 2022010000381. The property within Phase #2 is shown on the map attached as Appendix A, and is further described in Appendix C-1.

The property within Phase #2 has been developed as shown in Table II-F.

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Table II-F
Development within Phase #2

Description	Development	
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	20	Units
Single-family – 60 Ft	2	Units
Single-family – 40 Ft	198	Units
Total	**227**	**Units**

E. Property Included in Phase #3

Phase #3 consists of approximately 70.971 developed acres (net of rights-of-way) and consists of 242 single family residential units. The final plat for Phase #3 is recorded in the real property records of Collin County, Texas as Document No. 2023010000126. The property within Phase #3 is shown on the map attached as Appendix A and is further described in Appendix C-2.

The property within Phase #3 has been developed as shown in Table II-G.

Table II-G
Development within Phase #3

Description	Development	
Single-family – 74 Ft	19	Units
Single-family – 60 Ft	133	Units
Single-family – 50 Ft	90	Units
Total	**242**	**Units**

F. Property Included in Phase #4

Phase #4 consists of approximately 79.906 developed acres (net of rights-of-way) and consists of 289 single family residential units. The property within Phase #4 is shown on the map attached as Appendix A and is further described in Appendix C-3.

The property within Phase #4 is proposed to be developed as shown in Table II-H.

Table II-H
Proposed Development within Phase #4

Description	Development	
Single-family – 74 Ft	49	Units
Single-family – 60 Ft	114	Units
Single-family – 50 Ft	126	Units
Total	**289**	**Units**

G. PROPERTY INCLUDED IN PHASE #5-7

Phase #5-7 consists of approximately 124.863 developable acres (net of rights-of-way) and is projected to consist of 446 single family residential units. The property within Phase #5-7 is shown on the map attached as Appendix A and is further described in Appendix C-4.

The property within Phase #5-7 is proposed to be developed as shown in Table II-I

Table II-I
Proposed Development within Phase #5-7

Description	Development	
Single-family – 74 Ft	70	Units
Single-family – 60 Ft	168	Units
Single-family – 50 Ft	208	Units
Total	**446**	**Units**

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 that the Authorized Improvements as described in Appendix B and shown on the diagrams included as Appendix D should be undertaken by the City for the benefit of the property within the PID.

Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS AND COSTS OF INITIAL MAJOR IMPROVEMENTS

The Initial Major Improvements benefit the entire PID. The costs of the Initial Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Initial Major Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Initial Major Improvements are shown in Table III-A.

Roadway Improvements:

The major roadway improvements include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water Distribution System Improvements:

The major water distribution system improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Sanitary Sewer Collection System Improvements:

The major sanitary sewer collection system improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Storm Drainage Collection System Improvements:

The major storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-A shows the Actual Costs of the Initial Major Improvements.

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Table III-A
Actual Costs – Initial Major Improvements

Authorized Improvements	Total Initial Major Improvement Costs	Phase #1 Allocated Amount[1]	Phases #2-7 Major Improvement Area Allocated Amount
Roadway improvements, including right-of-way	$9,884,593	$2,169,249	$7,715,343
Water improvements	$899,803	$197,469	$702,334
Sanitary sewer improvements	$1,216,182	$266,900	$949,282
Storm drainage improvements	$1,443,730	$316,838	$1,126,892
Other soft and miscellaneous costs	$1,384,840	$303,914	$1,080,926
Total Authorized Improvements	**$14,829,147**	**$3,254,369**	**$11,574,778**

Note: Costs provided by Dowdey, Anderson & Associates.
[1]See Table V-A for allocation of Actual Costs of the Initial Major Improvements to Phase #1.

C. DESCRIPTIONS AND COSTS OF ADDITIONAL MAJOR IMPROVEMENTS

The Additional Major Improvements benefit the entire PID. The costs of the Additional Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Assessments have been levied or are being levied against property within Phase #3, Phase #4, and the Phase #5-7 to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #3, Phase #4 and Phase #5-7, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1 and Phase #2 will be paid by the Developer without reimbursement.

The Additional Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Additional Major Improvements are shown in Table III-B.

Roadway Improvements:

The major roadway improvements include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, street lights, and traffic control devices. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Distribution System Improvements:

The major water distribution system improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Collection System Improvements:

The major sanitary sewer collection system improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Collection System Improvements:

The major storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, multi-reinforced box culverts, junction boxes, inlets, headwalls, retaining walls, detention ponds and excavation thereof, and necessary appurtenances. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Table III-B shows the Budgeted Costs of the Additional Major Improvements.

Table III-B
Budgeted Costs – Additional Major Improvements

Authorized Improvements	Total Additional Major Improvement Costs	Phase #1 Allocated Amount[1,2]	Phase #2 Allocated Amount[1,2]	Phase #3 Allocated Amount[2]	Phase #4 Allocated Amount[2]	Phase #5-7 Allocated Amount[2]
Roadway improvements, including right-of-way	$4,327,929	$950,262	$540,084	$700,529	$842,884	$1,294,170
Water improvements	$551,259	$121,037	$68,792	$89,228	$107,360	$164,842
Sanitary sewer improvements	$487,873	$107,120	$60,882	$78,968	$95,015	$145,887
Storm drainage improvements	$5,028,139	$1,104,003	$627,463	$813,867	$979,253	$1,503,552
Other soft and miscellaneous costs	$0	$0	$0	$0	$0	$0
Total Authorized Improvements	**$10,395,200**	**$2,282,422**	**$1,297,221**	**$1,682,593**	**$2,024,513**	**$3,108,451**

Note: Costs provided by Dowdey, Anderson & Associates.
[1]Additional Major Improvements allocated to Phase #1 and Phase #2 will be paid for by the Developer without reimbursement.
[2]See Table V-C for allocation of Budgeted Costs of the Additional Major Improvements to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5-7.

D. DESCRIPTIONS AND COSTS OF PHASE #1 IMPROVEMENTS

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #1 Projects (including the Actual Costs of the Phase #1 Initial 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.

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Road Improvements:

The Phase #1 roadway improvements include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water Improvements:

The Phase #1 water improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Phase #1 Assessed Property. The water distribution system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Sanitary Sewer Improvements:

The Phase #1 sanitary sewer collection system improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Phase #1 Assessed Property. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-C shows the Actual Costs of Phase #1 Initial Projects and Budgeted Costs of Phase #1 Additional Projects.

Table III-C

Actual Costs of Phase #1 Initial Projects and Budgeted Costs of Phase #1 Additional Projects

Authorized Improvements	Phase #1 Improvements	Proportional Share of Initial Major Improvements[1]	Proportional Share of Additional Major Improvements[2]	Total Phase #1 Projects
Roadway improvements	$2,404,410	$2,169,249	$950,262	$5,523,921
Water improvements	$1,055,340	$197,469	$121,037	$1,373,846
Sanitary sewer improvements	$933,576	$266,900	$107,120	$1,307,597
Storm drainage improvements	$0	$316,838	$1,104,003	$1,420,841
Other soft and miscellaneous costs	$521,173	$303,914	$0	$825,087
Total Authorized Improvements	**$4,914,500**	**$3,254,369**	**$2,282,422**	**$10,451,291**

Note: Costs provided by Dowdey, Anderson & Associates.

[1]See Table III-A.

[2]See Table III-B. Additional Major Improvements allocated to Phase #1 will be paid for by the Developer without reimbursement.

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E. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #2 Projects (including Actual Costs of the Phase #2 Initial 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.

Roadway Improvements

The roadway improvement portion of the Phase #2 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, streetlights, and traffic control devices, which benefit the Phase #2 Assessed Property. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #2 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, water services, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #2 Assessed Property. The water improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #2 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #2 Assessed Property. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Phase #2 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, detention ponds and excavation thereof, and appurtenances necessary to provide adequate drainage to the Phase #2 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #2 Improvements consist of contingency, maintenance bonds, plating, permitting, engineering, staking and other soft costs.

Table III-D shows the Actual Costs of the Phase #2 Initial Projects and the Budgeted Costs of the Phase #2 Additional Projects.

Table III-D
Actual Costs of Phase #2 Initial Projects and Budgeted Costs of Phase #2 Additional Projects

Authorized Improvements	Phase #2 Improvements	Proportional Share of Initial Major Improvements[1]	Phase #2 Additional Major Improvements[2]	Total Phase #2 Projects
Roadway improvements	$2,984,392	$1,233,671	$540,084	$4,758,147
Water improvements	$806,538	$112,302	$68,792	$987,632
Sanitary sewer improvements	$543,344	$151,789	$60,882	$756,014
Storm drainage improvements	$1,261,460	$180,188	$627,463	$2,069,112
Other soft and miscellaneous costs	$342,420	$172,838	$0	$515,258
Total Authorized Improvements	**$5,938,154**	**$1,850,789**	**$1,297,221**	**$9,086,164**

Note: Costs provided by Dowdey, Anderson & Associates.
[1]See Table III-A. Phase #2's proportionate share of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area. Phase #2's proportionate share of the Initial Major Improvements represents Actual Costs.
[2]See Table III-B. Additional Major Improvements allocated to Phase #2 will be paid for by the Developer without reimbursement.

F. Descriptions and Costs of Phase #3 Improvements

The Phase #3 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #3 Projects (including Actual Costs of the Phase #3 Initial Projects) are shown in Table III-E and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The roadway improvement portion of the Phase #3 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, streetlights, and traffic control devices, which benefit the Phase #3 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #3 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, water services, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #3 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #3 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #3 Assessed Property. The 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 improvement portion of the Phase #3 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, detention ponds and excavation thereof, and appurtenances necessary to provide adequate drainage to the Phase #3 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #3 Improvements consist of contingency, maintenance bonds, plating, permitting, engineering, staking and other soft costs.

Table III-E shows the Actual Costs of the Phase #3 Projects.

Table III-E
Actual Costs of Phase #3 Initial Projects and Budgeted Costs of Phase #3 Additional Projects

Authorized Improvements	Phase #3 Improvements	Proportional Share of Initial Major Improvements[1]	Phase #3 Additional Major Improvements[2]	Total Phase #3 Projects
Roadway improvements	$2,651,819	$1,600,165	$700,529	$4,952,513
Water improvements	$1,009,058	$145,664	$89,228	$1,243,950
Sanitary sewer improvements	$723,478	$196,881	$78,968	$999,328
Storm drainage improvements	$1,517,380	$233,718	$813,867	$2,564,965
Other soft and miscellaneous costs	$359,310	$224,184	$0	$583,494
Total Authorized Improvements	**$6,261,045**	**$2,400,613**	**$1,682,593**	**$10,344,250**

Note: Costs provided by Dowdey, Anderson & Associates. The figures shown in Table III-E may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements amount does not change.
[1]See Table III-A. Phase #3's proportionate share of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area. Phase #3's proportionate share of the Initial Major Improvements represents Actual Costs.
[2]See Table III-B.

G. DESCRIPTIONS AND COSTS OF PHASE #4 IMPROVEMENTS

The Phase #4 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #4 Projects (including Actual Costs of the Phase #4 Initial

Projects) are shown in Table III-F and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The roadway improvement portion of the Phase #4 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, streetlights, and traffic control devices, which benefit the Phase #4 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #4 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, water services, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #4 Assessed Property. The 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 improvement portion of the Phase #4 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #4 Assessed Property. The 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 improvement portion of the Phase #4 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, detention ponds and excavation thereof, and appurtenances necessary to provide adequate drainage to the Phase #4 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #4 Improvements consist of contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-F shows the Actual Costs of the Phase #4 Projects.

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Table III-F

Actual Costs of Phase #4 Initial Projects and Budgeted Costs of Phase #4 Additional Projects

Authorized Improvements	Phase #4 Improvements	Proportional Share of Initial Major Improvements[1]	Phase #4 Additional Major Improvements[2]	Total Phase #4 Projects
Roadway improvements	$4,332,062	$1,925,335	$842,884	$7,100,282
Water improvements	$1,505,785	$175,265	$107,360	$1,788,410
Sanitary sewer improvements	$1,134,868	$236,890	$95,015	$1,466,773
Storm drainage improvements	$1,328,267	$281,212	$979,253	$2,588,732
Other soft and miscellaneous costs[3]	$3,664,018	$269,741	$0	$3,933,759
Total Authorized Improvements	**$11,965,000**	**$2,888,442**	**$2,024,513**	**$16,877,956**

Note: Costs provided by Dowdey, Anderson & Associates. The figures shown in Table III-F may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements amount does not change.

[1]See Table III-A. Phase #4's proportionate share of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area. Phase #4's proportionate share of the Initial Major Improvements represents Actual Costs.

[2]See Table III-B.

[3]The 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.

H. Descriptions and Costs of Phase #5-7 Improvements

The Phase #5-7 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #5-7 Projects (including the Actual Costs of Phase #5-7's share of the Initial Major Improvements) are shown in Table III-G and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The roadway improvement portion of the Phase #5-7 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, streetlights, and traffic control devices, which benefit the Phase #5-7 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #5-7 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, water services, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #5-7 Assessed Property. The 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 improvement portion of the Phase #5-7 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #5-7 Assessed Property. The 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 improvement portion of the Phase #5-7 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, detention ponds and excavation thereof, and appurtenances necessary to provide adequate drainage to the Phase #5-7 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #5-7 Improvements consist of contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-G shows the Budgeted Costs of the Phase #5-7 Projects.

Table III-G
Actual Costs of Phase #5-7 Initial Major Improvements and Budgeted Costs of Phase #5-7 Improvements and Phase #5-7 Additional Major Improvements

Authorized Improvements	Phase #5-7 Improvements	Proportional Share of Initial Major Improvements[1]	Phase #5-7 Additional Major Improvements[2]	Total Phase #5-7 Projects
Roadway improvements	$5,915,106	$2,956,172	$1,294,170	$10,165,448
Water improvements	$2,094,002	$269,103	$164,842	$2,527,946
Sanitary sewer improvements	$1,803,774	$363,722	$145,887	$2,313,383
Storm drainage improvements	$5,070,392	$431,774	$1,503,552	$7,005,719
Other soft and miscellaneous costs[3]	$792,648	$414,162	$0	$1,206,810
Total Authorized Improvements	**$15,675,922**	**$4,434,934**	**$3,108,451**	**$23,219,307**

Note: Costs provided by Dowdey, Anderson & Associates. The figures shown in Table III-G may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements amount does not change.
[1]See Table III-A. Phase #5-7's proportionate share of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area. Phase #5-7's proportionate share of the Initial Major Improvements represents Actual Costs.
[2]See Table III-B.
[3]The 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.

IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Phase #1 Improvements were completed and accepted by the City in the first quarter of 2020. The Initial Major Improvements were completed and accepted by the City in the first quarter of 2020. The Phase #2 Improvements were completed and accepted by the City in the third quarter of 2022. The Phase #3 Improvements are completed and were accepted by the City in the first quarter of 2023. The Phase #4 Improvements were completed and accepted by the City in the third quarter of 2025. The Phase #5-7 Improvements are anticipated to be completed and accepted by the City in the third quarter of 2026. Construction of the Additional Major Improvements commenced in second quarter of 2020 and is anticipated to be completed and accepted by the City in 2027.

The Actual Costs for the Phases #2-7 Major Improvement Area Projects plus costs related to the issuance of the Phases #2-7 Major Improvement Area Bonds, in one or more series, for the Phases #2-7 Major Improvement Area Projects and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Phases #2-7 Major Improvement Area Projects is $14,405,058 as shown in Table IV-A.

The Actual Costs for the Phase #1 Initial Projects and Budgeted Costs for the Phase #1 Additional Projects plus costs related to the issuance of the Phase #1 Bonds, in one or more series, and payment of expenses incurred in the establishment, administration and operation of the PID allocable to Phase #1 is $12,372,857 as shown in Table IV-B.2.

The Actual Costs for Phase #2 Improvements and Budgeted Costs of the Phase #2 Additional Projects is $7,235,375 as shown in Table IV-C.2.

The Actual Costs for Phase #3 Improvements and Budgeted Costs of the Phase #3 Additional Projects and payment of expenses incurred in the administration and operation of PID allocable to Phase #3 is $7,988,638 as shown in Table IV-D.2.

The Actual Costs for Phase #4 Improvements and Budgeted Costs of the Phase #4 Additional Projects, estimated costs related to the future issuance of Bonds to finance the Phase #4 Improvements and Phase #4 Additional Projects, and payment of expenses incurred in the administration and operation of PID allocable to Phase #4 is $14,034,513 as shown in Table IV-E.2.

The Budgeted Costs for Phase #5-7 Improvements and Budgeted Costs of the Phase #5-7 Additional Projects estimated costs related to the future issuance of Bonds to finance the Phase #5-7 Improvements and Phase #5-7 Additional Projects, and payment of expenses incurred in the administration and operation of PID allocable to Phase #5-7 is $18,829,373 as shown in Table IV-F.

The sources and uses of funds shown in Table IV-A, Table IV-B.2, Table IV-C.2, Table IV-D.2, Table IV-E.2, and Table IV-F shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Actual Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The Phases #2-7 Major Improvement Area Bonds shown in Table IV-A were issued in 2018 to finance a portion of the Phases #2-7 Major Improvement Area Projects.

Table IV-A
Sources and Uses – Phases #2-7 Major Improvement Area

Sources of Funds	Total
Par amount	$13,795,000
Other funding sources[1]	$610,058
Total Sources	**$14,405,058**
Uses of Funds	
Initial Major Improvements	
Roadway improvements including right-of-way	$7,715,343
Water distribution system improvements	$702,334
Sanitary sewer improvements	$949,282
Storm drainage improvements	$1,126,892
Other soft and miscellaneous costs	$1,080,926
Subtotal Initial Major Improvements	*$11,574,778*
Bond issuance costs	
Capitalized interest	$755,430
Debt service reserve fund	$1,014,000
Administrative Expenses	$35,000
Other costs of issuance including Underwriter's Discount	$1,025,850
Subtotal bond issuance costs	*$2,830,280*
Total Uses	**$14,405,058**

[1]The other funding sources represent Actual Costs of the Phases #2-7 Major Improvement Area Projects paid by the Developer without reimbursement from the City.

The Phase #1 Bonds shown in Table IV-B.1 were issued in 2018 to finance a portion of the Phase #1 Initial Projects. Table IV-B.1 also includes the Phase #1 Additional Projects.

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Table IV-B.1
Estimated Sources and Uses – Phase #1 - Original

Sources of Funds	Total
Par amount	$9,555,000
Other funding sources[1]	$2,437,499
Total Sources	**$11,992,499**
Uses of Funds	
Initial Major Improvements[2]	
Road improvements including Right-of-Way	$2,169,249
Water distribution system improvements	$197,469
Sanitary sewer improvements	$266,900
Storm drainage improvements	$316,838
Other soft and miscellaneous costs	$303,914
Subtotal Initial Major Improvements	*$3,254,369*
Additional Major Improvements[3]	
Road improvements	$682,679
Water distribution system improvements	$128,165
Sanitary sewer improvements	$45,748
Storm drainage improvements	$1,045,472
Other soft and miscellaneous costs	$0
Subtotal Additional Major Improvements	*$1,902,064*
Phase #1 Improvements[2]	
Roadway improvements	$2,404,410
Water improvements	$1,055,340
Sanitary sewer improvements	$933,576
Storm drainage improvements	$0
Other soft and miscellaneous costs	$521,173
Subtotal Phase #1 Improvements	*$4,914,500*
Bond issuance costs	
Capitalized interest	$486,053
Debt service reserve fund	$678,863
Administrative Expenses	$35,000
Other costs of issuance including Underwriter's Discount	$721,650
Subtotal bond issuance costs	*$1,921,566*
Total Uses	**$11,992,499**

[1]The other funding sources represent Actual Costs of the Phase #1 Projects paid by the Developer without reimbursement from the City.
[2]The Phase #1 Initial Projects for which the Phase #1 Bonds were issued include the Phase #1 Improvements and the Initial Major Improvements allocated to Phase #1.
[3]Additional Major Improvements allocated to Phase #1 will be paid for by the Developer without reimbursement from the City. See Table III-B for allocation of Additional Major Improvements to Phase #1.

Table IV-B.2 includes updated costs of the Phase #1 Additional Projects.

Table IV-B.2
Estimated Sources and Uses – Phase #1 - Updated

Sources of Funds	Total
Par amount	$9,555,000
Other funding sources[1]	$2,817,857
Total Sources	**$12,372,857**
Uses of Funds	
Initial Major Improvements[2]	
Road improvements including Right-of-Way	$2,169,249
Water distribution system improvements	$197,469
Sanitary sewer improvements	$266,900
Storm drainage improvements	$316,838
Other soft and miscellaneous costs	$303,914
Subtotal Initial Major Improvements	*$3,254,369*
Additional Major Improvements[3]	
Road improvements	$950,262
Water distribution system improvements	$121,037
Sanitary sewer improvements	$107,120
Storm drainage improvements	$1,104,003
Other soft and miscellaneous costs	$0
Subtotal Additional Major Improvements	*$2,282,422*
Phase #1 Improvements[2]	
Roadway improvements	$2,404,410
Water improvements	$1,055,340
Sanitary sewer improvements	$933,576
Storm drainage improvements	$0
Other soft and miscellaneous costs	$521,173
Subtotal Phase #1 Improvements	*$4,914,500*
Bond Issuance Costs	
Capitalized interest	$486,053
Debt service reserve fund	$678,863
Administrative Expenses	$35,000
Other costs of issuance including Underwriter's Discount	$721,650
Subtotal Bond Issuance Costs	*$1,921,566*
Total Uses	**$12,372,857**

[1]The other funding sources represent Actual Costs of the Phase #1 Projects paid by the Developer without reimbursement from the City.
[2]The Phase #1 Initial Projects for which the Phase #1 Bonds were issued include the Phase #1 Improvements and the Initial Major Improvements allocated to Phase #1.
[3]Additional Major Improvements allocated to Phase #1 will be paid for by the Developer without reimbursement from the City. See Table III-B for allocation of Additional Major Improvements to Phase #1.

The obligation under the Reimbursement Agreement related to the Phase #2 Improvements and the sources and uses of such obligation, is shown in Table IV-C.1. Table IV-C.1 also includes the Phase #2 Additional Projects.

Table IV-C.1
Estimated Sources and Uses – Phase #2 - Original

Sources of Funds	Phase #2 Obligation under Reimbursement Agreement
Reimbursement Agreement amount allocable to Phase #2	$5,938,154
Other funding sources	$1,081,043
Total Sources	**$7,019,197**
Uses of Funds	
Phase #2 Improvements	
Roadway improvements	$2,984,392
Water improvements	$806,538
Sanitary sewer improvements	$543,344
Storm drainage improvements	$1,261,460
Other soft and miscellaneous costs	$342,420
Subtotal Phase #2 Improvements	*$5,938,154*
Additional Major Improvements[1]	
Road improvements	$388,002
Water distribution system improvements	$72,843
Sanitary sewer improvements	$26,001
Storm drainage improvements	$594,197
Other soft and miscellaneous costs	$0
Subtotal Additional Major Improvements	*$1,081,043*
Total Uses	**$7,019,197**

[1]Additional Major Improvements allocated to Phase #2 will be paid for by the Developer without reimbursement from the City. See Table III-B for allocation of Additional Major Improvements to Phase #2.

Table IV-C.2 includes updated costs of the Phase #2 Additional Projects.

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Table IV-C.2
Estimated Sources and Uses – Phase #2 - Updated

Sources of Funds	Phase #2 Obligation under Reimbursement Agreement
Reimbursement Agreement amount allocable to Phase #2	$5,938,154
Other funding sources	$1,297,221
Total Sources	**$7,235,375**
Uses of Funds	
Phase #2 Improvements	
Roadway improvements	$2,984,392
Water improvements	$806,538
Sanitary sewer improvements	$543,344
Storm drainage improvements	$1,261,460
Other soft and miscellaneous costs	$342,420
Subtotal Phase #2 Improvements	*$5,938,154*
Additional Major Improvements[1]	
Road improvements	$540,084
Water distribution system improvements	$68,792
Sanitary sewer improvements	$60,882
Storm drainage improvements	$627,463
Other soft and miscellaneous costs	$0
Subtotal Additional Major Improvements	*$1,297,221*
Total Uses	**$7,235,375**

[1]Additional Major Improvements allocated to Phase #2 will be paid for by the Developer without reimbursement from the City. See Table III-B for allocation of Additional Major Improvements to Phase #2.

The obligation under the Reimbursement Agreement related to the Phase #3 Improvements, and the obligation under the Reimbursement Agreement related to Phase #3 Additional Projects, and the sources and uses of such obligations, are shown in Table IV-D.1.

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Table IV-D.1
Estimated Sources and Uses – Phase #3 - Original

Sources of Funds	Phase #3 Obligation under Reimbursement Agreement for the Phase #3 Improvements	Phase #3 Obligation under Reimbursement Agreement for Phase #3 Additional Projects	Total
Reimbursement Agreement amount allocable to Phase #3 Improvements	$6,291,045	$0	$6,291,045
Reimbursement Agreement amount allocable to Phase #3 Additional Projects	$0	$1,417,194	$1,417,194
Other funding sources	$0	$0	$0
Total Sources	**$6,291,045**	**$1,417,194**	**$7,708,239**
Uses of Funds			
Phase #3 Improvements			
Roadway improvements	$2,651,819	$0	$2,651,819
Water improvements	$1,009,058	$0	$1,009,058
Sanitary sewer improvements	$723,478	$0	$723,478
Storm drainage improvements	$1,517,380	$0	$1,517,380
Other soft and miscellaneous costs	$359,310	$0	$359,310
Subtotal Phase #3 Improvements	*$6,261,045*	*$0*	*$6,261,045*
Additional Major Improvements[1]			
Road improvements	$0	$503,268	$503,268
Water distribution system improvements	$0	$94,483	$94,483
Sanitary sewer improvements	$0	$33,725	$33,725
Storm drainage improvements	$0	$770,718	$770,718
Other soft and miscellaneous costs	$0	$0	$0
Subtotal Additional Major Improvements	*$0*	*$1,402,194*	*$1,402,194*
Other Costs			
Administrative Expenses	$30,000	$15,000	$45,000
Subtotal	*$30,000*	*$15,000*	*$45,000*
Total Uses	**$6,291,045**	**$1,417,194**	**$7,708,239**

[1]See Table III-B for allocation of Additional Major Improvements to Phase #3.

Table IV-D.2 includes updated costs of the Phase #3 Additional Projects.

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Table IV-D.2
Estimated Sources and Uses – Phase #3 - Updated

Sources of Funds	Phase #3 Obligation under Reimbursement Agreement for the Phase #3 Improvements	Phase #3 Obligation under Reimbursement Agreement for Phase #3 Additional Projects	Total
Reimbursement Agreement amount allocable to Phase #3 Improvements	$6,291,045	$0	$6,291,045
Reimbursement Agreement amount allocable to Phase #3 Additional Projects	$0	$1,417,194	$1,417,194
Other funding sources	$0	$280,399	$280,399
Total Sources	**$6,291,045**	**$1,697,593**	**$7,988,638**
Uses of Funds			
Phase #3 Improvements			
Roadway improvements	$2,651,819	$0	$2,651,819
Water improvements	$1,009,058	$0	$1,009,058
Sanitary sewer improvements	$723,478	$0	$723,478
Storm drainage improvements	$1,517,380	$0	$1,517,380
Other soft and miscellaneous costs	$359,310	$0	$359,310
Subtotal Phase #3 Improvements	*$6,261,045*	*$0*	*$6,261,045*
Additional Major Improvements[1]			
Road improvements	$0	$700,529	$700,529
Water distribution system improvements	$0	$89,228	$89,228
Sanitary sewer improvements	$0	$78,968	$78,968
Storm drainage improvements	$0	$813,867	$813,867
Other soft and miscellaneous costs	$0	$0	$0
Subtotal Additional Major Improvements	*$0*	*$1,682,593*	*$1,682,593*
Other Costs			
Administrative Expenses	$30,000	$15,000	$45,000
Subtotal Other Costs	*$30,000*	*$15,000*	*$45,000*
Total Uses	**$6,291,045**	**$1,697,593**	**$7,988,638**

[1]See Table III-B for allocation of Additional Major Improvements to Phase #3.

The obligation under the Reimbursement Agreement related to the Phase #4 Improvements, and the obligation under the Reimbursement Agreement related to Phase #4 Additional Projects, and the sources and uses of such obligations, are shown in Table IV-E.1.

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Table IV-E.1
Estimated Sources and Uses – Phase #4 - Original

Sources of Funds	Phase #4 Obligation under Reimbursement Agreement for the Phase #4 Improvements	Phase #4 Obligation under Reimbursement Agreement for Phase #4 Additional Projects	Total
Reimbursement Agreement amount allocable to Phase #4 Improvements	$12,000,000	$0	$12,000,000
Reimbursement Agreement amount allocable to Phase #4 Additional Projects	$0	$1,973,394	$1,973,394
Other funding sources	$0	$0	$0
Total Sources	**$12,000,000**	**$1,973,394**	**$13,973,394**
Uses of Funds			
Phase #4 Improvements			
Roadway improvements	$4,332,062	$0	$4,332,062
Water improvements	$1,505,785	$0	$1,505,785
Sanitary sewer improvements	$1,134,868	$0	$1,134,868
Storm drainage improvements	$1,328,267	$0	$1,328,267
Other soft and miscellaneous costs[1]	$3,664,018	$0	$3,664,018
Subtotal Phase #4 Improvements	*$11,965,000*	*$0*	*$11,965,000*
Additional Major Improvements[2]			
Road improvements	$0	$779,269	$779,269
Water distribution system improvements	$0	$109,175	$109,175
Sanitary sewer improvements	$0	$95,015	$95,015
Storm drainage improvements	$0	$979,935	$979,935
Other soft and miscellaneous costs	$0	$0	$0
Subtotal Additional Major Improvements	*$0*	*$1,963,394*	*$1,963,394*
Other Assessment Related Costs:			
Assessment Levy Fee and First Year Admin	$35,000	$10,000	$45,000
Subtotal Other Assessment Related Costs	*$35,000*	*$10,000*	*$45,000*
Total Uses	**$12,000,000**	**$1,973,394**	**$13,973,394**

[1]The 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.
[2]See Table III-B for allocation of Additional Major Improvements to Phase #4.

Table IV-E.2 includes updated costs of the Phase #4 Additional Projects.

Table IV-E.2
Estimated Sources and Uses – Phase #4 - Updated

Sources of Funds	Phase #4 Obligation under Reimbursement Agreement for the Phase #4 Improvements	Phase #4 Obligation under Reimbursement Agreement for Phase #4 Additional Projects	Total
Reimbursement Agreement amount allocable to Phase #4 Improvements	$12,000,000	$0	$12,000,000
Reimbursement Agreement amount allocable to Phase #4 Additional Projects	$0	$1,973,394	$1,973,394
Other funding sources	$0	$61,119	$61,119
Total Sources	**$12,000,000**	**$2,034,513**	**$14,034,513**
Uses of Funds			
Phase #4 Improvements			
Roadway improvements	$4,332,062	$0	$4,332,062
Water improvements	$1,505,785	$0	$1,505,785
Sanitary sewer improvements	$1,134,868	$0	$1,134,868
Storm drainage improvements	$1,328,267	$0	$1,328,267
Other soft and miscellaneous costs[1]	$3,664,018	$0	$3,664,018
Subtotal Phase #4 Improvements	*$11,965,000*	*$0*	*$11,965,000*
Additional Major Improvements[2]			
Road improvements	$0	$842,884	$842,884
Water distribution system improvements	$0	$107,360	$107,360
Sanitary sewer improvements	$0	$95,015	$95,015
Storm drainage improvements	$0	$979,253	$979,253
Other soft and miscellaneous costs	$0	$0	$0
Subtotal Additional Major Improvements	*$0*	*$2,024,513*	*$2,024,513*
Other Assessment Related Costs:			
Assessment Levy Fee and First Year Admin	$35,000	$10,000	$45,000
Subtotal Other Assessment Related Costs	*$35,000*	*$10,000*	*$45,000*
Total Uses	**$12,000,000**	**$2,034,513**	**$14,034,513**

[1]The 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.

[2]See Table III-B for allocation of Additional Major Improvements to Phase #4.

The obligation under the Reimbursement Agreement related to the Phase #5-7 Improvements, and the obligation under the Reimbursement Agreement related to Phase #5-7 Additional Projects, and the sources and uses of such obligations, are shown in Table IV-F.

Table IV-F
Estimated Sources and Uses – Phase #5-7

Sources of Funds	Phase #5-7 Obligation under Reimbursement Agreement for the Phase #5-7 Improvements	Phase #5-7 Obligation under Reimbursement Agreement for Phase #5-7 Additional Projects	Total
Reimbursement Agreement amount allocable to Phase #5-7 Improvements	$15,710,922	$0	$15,710,922
Reimbursement Agreement amount allocable to Phase #5-7 Additional Projects	$0	$3,118,451	$3,118,451
Other funding sources	$0	$0	$0
Total Sources	**$15,710,922**	**$3,118,451**	**$18,829,373**
Uses of Funds			
Phase #5-7 Improvements			
Roadway improvements	$5,915,106	$0	$5,915,106
Water improvements	$2,094,002	$0	$2,094,002
Sanitary sewer improvements	$1,803,774	$0	$1,803,774
Storm drainage improvements	$5,070,392	$0	$5,070,392
Other soft and miscellaneous costs[1]	$792,648	$0	$792,648
Subtotal Phase #5-7 Improvements	*$15,675,922*	*$0*	*$15,675,922*
Additional Major Improvements[2]			
Road improvements	$0	$1,294,170	$1,294,170
Water distribution system improvements	$0	$164,842	$164,842
Sanitary sewer improvements	$0	$145,887	$145,887
Storm drainage improvements	$0	$1,503,552	$1,503,552
Other soft and miscellaneous costs	$0	$0	$0
Subtotal Additional Major Improvements	*$0*	*$3,108,451*	*$3,108,451*
Other Assessment Related Costs:			
Assessment Levy Fee and First Year Admin	$35,000	$10,000	$45,000
Subtotal Other Assessment Related Costs	*$35,000*	*$10,000*	*$45,000*
Total Uses	**$15,710,922**	**$3,118,451**	**$18,829,373**

[1]The 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.
[2]See Table III-B for allocation of Additional Major Improvements to Phase #5-7.

B. Five Year Service Plan

Phases #2-7 Major Improvement Area

The Actual Costs and projected annual indebtedness for the Phases #2-7 Major Improvement Area is shown in Table IV-G. The annual indebtedness is subject to revision and shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

Table IV-G
Actual Costs and Projected Annual Indebtedness
Phases #2-7 Major Improvement Area

Year	Annual Cost	Projected Annual Indebtedness	Other Funding Sources[1]	Projected Phases #2-7 Major Improvement Area Annual Installments
2021 - 2026	$14,405,058	$13,795,000	$610,058	$7,176,775
2027	$0	$0	$0	$1,075,958
2028	$0	$0	$0	$1,080,828
2029	$0	$0	$0	$1,079,615
2030	$0	$0	$0	$1,080,968
2031	$0	$0	$0	$1,076,138
2032	$0	$0	$0	$1,080,426
2033	$0	$0	$0	$1,078,232
Total	**$14,405,058**	**$13,795,000**	**$610,058**	**$14,728,940**

[1]The other funding sources represent Actual Costs of the Phases #2-7 Major Improvement Area Projects paid by the Developer without reimbursement from the City.

The Actual Costs shown in Table IV-G are the expenditures relating to Phases #2-7 Major Improvement Area Projects shown in Table III-A, the costs associated with setting up the PID and bond issuance costs including reserves shown in Table IV-A. The difference between the total costs and the total projected indebtedness is the amount contributed by the Developer without reimbursement by the City.

Phase #1

The Budgeted Costs and projected annual indebtedness for Phase #1 are shown in Table IV-H. The annual indebtedness is subject to revision and shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

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Table IV-H
Budgeted Costs and Projected Annual Indebtedness
Phase #1

Year	Annual Projected Cost	Projected Annual Indebtedness	Other Funding Sources[2]	Projected Phase #1 Annual Installments
2021 - 2026	$12,372,857	$9,555,000	$2,817,857	$3,512,797
2027	$0	$0	$0	$714,380
2028	$0	$0	$0	$741,723
2029	$0	$0	$0	$746,508
2030	$0	$0	$0	$745,541
2031	$0	$0	$0	$744,077
2032	$0	$0	$0	$745,868
2033	$0	$0	$0	$741,832
Total	**$12,372,857**	**$9,555,000**	**$2,817,857**	**$8,692,725**

[1]Annual Projected Cost for year 2022 & prior represent Actual Costs.
[2]The other funding sources represent Budgeted Costs of the Phase #1 Projects paid by the Developer without reimbursement from the City.

The costs shown in Table IV-H are the expenditures relating to the Phase #1 Projects shown in Table III-C, 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 costs and the total indebtedness is the amount contributed by the Developer without reimbursement by the City.

Phase #2

The Budgeted Costs and projected annual indebtedness for Phase #2 are shown in Table IV-I. The annual projected costs and indebtedness is subject to revision, shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

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Table IV-I
Budgeted Costs and Projected Annual Indebtedness
Phase #2

Year	Annual Projected Cost	Projected Annual Indebtedness	Other Funding Sources	Projected Phase #2 Annual Installments
2022-2026	$7,235,375	$5,938,154	$1,297,221	$2,802,992
2027	$0	$0	$0	$492,320
2028	$0	$0	$0	$492,050
2029	$0	$0	$0	$491,511
2030	$0	$0	$0	$491,703
2031	$0	$0	$0	$491,568
2032	$0	$0	$0	$492,106
2033	$0	$0	$0	$492,261
Total	**$7,235,375**	**$5,938,154**	**$1,297,221**	**$6,246,511**

[1]The other funding sources represent Budgeted Costs of the Phase #2 Improvements and Phase #2 Additional Projects paid by the Developer without reimbursement from the City.

The costs shown in Table IV-I are the expenditures relating to the Phase #2 Improvements and Phase #2 Additional Projects shown in Table III-D and IV-C.2. The difference between the total costs and the total projected indebtedness, if any, is the amount contributed by the Developer without reimbursement by the City.

Phase #3

The projected annual costs and projected annual indebtedness for Phase #3 are shown in Table IV-J. The projected annual 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-J
Budgeted Costs and Projected Annual Indebtedness
Phase #3

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources[1]	Projected Phase #3 Annual Installments
2023-2026	$7,988,638	$7,708,239	$280,399	$2,853,017
2027	$0	$0	$0	$716,780
2028	$0	$0	$0	$624,634
2029	$0	$0	$0	$623,718
2030	$0	$0	$0	$623,482
2031	$0	$0	$0	$623,872
2032	$0	$0	$0	$622,830
2033	$0	$0	$0	$623,413
Total	**$7,988,638**	**$7,708,239**	**$280,399**	**$7,311,746**

[1]The other funding sources represent Budgeted Costs of the Phase #3 Improvements and Phase #3 Additional Projects paid by the Developer without reimbursement from the City.

The projected annual costs shown in Table IV-J are the annual expenditures relating to the Phase #3 Improvements and Phase #3 Additional Projects, including related Administrative Expenses, shown in Table III-E and IV-D.2. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #4

The projected annual costs and projected annual indebtedness for Phase #4 are shown in Table IV-K. The projected annual 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-K
Budgeted Costs and Projected Annual Indebtedness
Phase #4

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources[1]	Projected Phase #4 Annual Installments
2025-2026	$14,034,513	$13,973,394	$61,119	$1,089,403
2026	$0	$0	$0	$1,088,623
2027	$0	$0	$0	$1,087,351
2028	$0	$0	$0	$1,088,588
2029	$0	$0	$0	$1,087,142
2030	$0	$0	$0	$1,087,141
2031	$0	$0	$0	$1,087,459
2031	$0	$0	$0	$1,087,031
Total	**$14,034,513**	**$13,973,394**	**$61,119**	**$8,702,737**

[1]The other funding sources represent Budgeted Costs of the Phase #4 Improvements and Phase #4 Additional Projects paid by the Developer without reimbursement from the City.

The projected annual costs shown in Table IV-K are the annual expenditures relating to the Phase #4 Improvements and Phase #4 Additional Projects, including estimated costs of issuance related to future Bonds, if issued, and related Administrative Expenses, shown in Table III-F and IV-E.2. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #5-7

The projected annual costs and projected annual indebtedness for Phase #5-7 are shown in Table IV-L. The projected annual 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-L
Budgeted Costs and Projected Annual Indebtedness
Phase #5-7

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #5-7 Annual Installments
2026	$18,829,373	$18,829,373	$0	$0
2027	$0	$0	$0	$1,605,339
2028	$0	$0	$0	$1,604,766
2029	$0	$0	$0	$1,605,310
2030	$0	$0	$0	$1,604,831
2031	$0	$0	$0	$1,605,331
2032	$0	$0	$0	$1,603,669
Total	**$18,829,373**	**$18,829,373**	**$0**	**$9,629,245**

[1]The other funding sources represent Budgeted Costs of the Phase #5-7 Improvements and Phase #5-7 Additional Projects paid by the Developer without reimbursement from the City.

The projected annual costs shown in Table IV-L are the annual expenditures relating to the Phase #5-7 Improvements and Phase #5-7 Additional Projects, including estimated costs of issuance related to future Bonds, if issued, and related Administrative Expenses, shown in Table III-G and IV-F. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The "PID Assessment Notice" is attached hereto as Appendix 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 development financing 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. Under the terms of the Reimbursement Agreement, Schedule I to this Service and Assessment Plan is made a part of the Reimbursement Agreement for all purposes. Schedule I shows the obligations under the Reimbursement Agreement related to the Phase #1 Projects, the Phases #2-7 Major Improvement Area Projects issued in 2018, the obligation related to the Phase #2 Improvements under the Reimbursement Agreement incurred in 2022, the obligation related to the Phase #3 Improvements and the Phase #3 Additional Projects under the Reimbursement Agreement incurred in 2023, the obligation related to the Phase #4 Improvements and the Phase #4 Additional Projects under the Reimbursement Agreement incurred in 2025, the obligation related to the Phase #5-7 Improvements and the Phase #5-7 Additional Projects under the Reimbursement Agreement is being incurred in 2026.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

Additionally, phased issuance of debt will maintain a prudent value to lien ("VtL") within the financing program. In order to maintain a prudent VtL, the initial issuance of Bonds for a specific set of Authorized Improvements may not fund the entire desired level of public infrastructure because the property value is not high enough to support the entire debt load at the VtL chosen for the development. In that case, the Developer will need to fund the additional infrastructure costs with cash at closing. This cash investment by the Developer for certain Authorized Improvements can be reimbursed by a subsequent parity lien bond financing, secured by the same Assessments, once the Assessed Property is partially or fully developed and the value has increased sufficiently to permit the issuance of the additional Bonds in a prudent fashion.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects, Phase #4 Projects, and Phase #5-7 Projects shall be allocated as described below:

1. The Budgeted Costs of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects, Phase #4 Projects and Phase #5-7 Projects shall be allocated on the basis of Equivalent Units, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.

3. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

5. The Actual Costs of the Initial Major Improvements are proportionally allocated to the Phases #2-7 Major Improvement Area Assessed Property and the Phase #1 Assessed Property based on the ratio of total original projected Equivalent Units for the Phases #2-7 Major Improvement Area Assessed Property and the Phase #1 Assessed Property.

6. The Phases #2-7 Major Improvement Area Assessed Property's proportional share of the costs for the Phases #2-7 Major Improvement Area Projects is allocated to each Parcel within Phase #2, Phase #3, Phase #4, and Phase #5-7 based on the total 2025 revised projected Equivalent Units for each Parcel.

7. The Budgeted Costs of the Additional Major Improvements are proportionally allocated to the Phase #1 Assessed Property, Phase #2 Assessed Property, Phase #3 Assessed Property, Phase #4 Assessed Property, and Phase #5-7 Assessed Property based on the ratio of total 2025 revised projected Equivalent Units for the Phase #1 Assessed Property, Phase #2 Assessed Property, Phase #3 Assessed Property, Phase #4 Assessed Property, and Phase #5-7 Assessed Property.

8. The Phase #1 Improvements and Phase #1's allocable share of the Initial Major Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total Equivalent Units for each Parcel.

9. The Phase #2 Improvements are allocated to each Parcel within the Phase #2 Assessed Property based on the total Equivalent Units for each Parcel.

10. The Phase #3 Projects are allocated to each Parcel within the Phase #3 Assessed Property based on the total Equivalent Units for each Parcel.

11. The Phase #4 Projects are allocated to each Parcel within the Phase #4 Assessed Property based on the total Equivalent Units for each Parcel.

12. The Phase #5-7 Projects are allocated to each Parcel within the Phase #5-7 Assessed Property based on the total Equivalent Units for each Parcel.

Table V-A provides the estimated allocation of costs of the Initial Major Improvements between the Phases #2-7 Major Improvement Area and Phase #1.

Table V-B provides the estimated allocation of costs of the Phases #2-7 Major Improvement Area Projects between Phase #2, Phase #3, Phase #4, and Phase #5-7.

Table V-C provides the estimated allocation of costs of the Additional Major Improvements between Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5-7.

Therefore, Parcels have and/or will only be assessed for the special benefits conferred upon the Parcel at this time because of the Phases #2-7 Major Improvement Area Projects, Phase #1 Initial Projects, Phase #2 Improvements, Phase #3 Projects, Phase #4 Projects, and Phase #5-7 Projects.

This section of this Service and Assessment Plan (i) describes the special benefit received by each Parcel within the PID as a result of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects, Phase #4 Projects, and Phase #5-7 Projects, (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, Phase #3 Assessed Property, Phase #4 Assessed Property, Phase #5-7 Assessed Property, and Phases #2-7 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 Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects, Phase #4 Projects, and Phase #5-7 Projects to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. Special Benefit

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and

Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A, Table IV-B.2, Table IV-C.2, Table IV-D.2, Table IV-E, and Table IV-F are authorized by the PID Act.

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 any Bonds that 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 Assessed Property

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Major Improvements must be allocated throughout all Assessed Property in the District. Table V-A summarizes the original allocation of Actual Costs of the Initial Major Improvements to Phase #1 and the Phases #2-7 Major Improvement Area. Table V-B summarizes Phases #2-7 Major Improvement Area's portion of the Actual Costs of the Initial Major Improvements and the allocation to Phase #2, Phase #3, Phase #4, and Phase #5-7. Table V-C summarizes the allocation of Budgeted Costs of the Additional Major Improvements to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5-7. The Actual Costs and Budgeted Costs shown in Table V-A, Table V-B, and Table V-C may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Phase #1 contains 330 residential units, and the Phases #2-7 Major Improvement Area was originally projected to contain 1,198 residential units as shown in Appendix F. As shown in Appendix F, the total original projected Equivalent Units for Phase #1 was calculated as 254.02 and the total original projected Equivalent Units for the Phases #2-7 Major Improvement Area was calculated as 903.47. The total original projected Equivalent Units in the PID was, therefore,

calculated to be 1,157.49 (i.e., 254.02 + 903.47 = 1,157.49). As a result, 21.95 percent of the Actual Costs of the Initial Major Improvements (i.e. 254.02 ÷ 1,157.49 = 21.95%) were originally allocated to the Phase #1 Assessed Property and 78.05 percent of the Actual Costs of the Initial Major Improvements (i.e., 254.02 ÷ 1,157.49 = 78.05%) were originally allocated to the Phases #2-7 Major Improvement Area Assessed Property. Table V-A summarizes the original allocation of Actual Costs of the Initial Major Improvements to Phase #1 and the Phases #2-7 Major Improvement Area.

Table V-A
Allocation of Actual Costs of Initial Major Improvements

Authorized Improvement	Total
Roadway Improvements including right-of-way	$9,884,593
Water improvements	$899,803
Sanitary sewer improvements	$1,216,182
Storm drainage improvements	$1,443,730
Other soft and miscellaneous costs	$1,384,840
Total Initial Major Improvements[1]	**$14,829,147**
Phase #1	
Projected total Equivalent Units[2]	254.02
% of total units	21.95%
Proportionate Share of Costs	$3,254,369
Phases #2-7 Major Improvement Area	
Projected total Equivalent Units[3]	903.47
% of total units	78.05%
Proportionate Share of Costs	$11,574,778

[1]See Appendix B for detailed costs of the Initial Major Improvements.
[2]See Appendix F. Represents the original Equivalent Unit calculations based on the original Equivalent Unit factors at the time Assessments were levied against property within Phase #1.
[3]See Appendix F. Represents the original Equivalent Unit calculations based on the original Equivalent Unit factors at the time Assessments were levied against property within the Phases #2-7 Major Improvement Area.

As shown in Table V-A the total amount of the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area was $11,574,778. Phase #2 contains 227 residential units, and the Phases #2-7 Major Improvement Area is now projected to contain 1,204 residential units as provided in the updated development plan and shown in Appendix F. As shown in Appendix F, the projected Equivalent Units for Phase #2 is calculated as 143.60 and the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 898.07. As a result, 15.99 percent of the Actual Costs of the Initial Major Improvements allocated to the Phases #2-7 Major Improvement Area (i.e. 143.60 ÷ 898.07 = 15.99%) are allocated to the Phase #2 Assessed Property.

Phase #3 contains 242 residential units and the Phases #2-7 Major Improvement Area is now projected to contain 1,204 residential units as provided in the updated development plan and shown in Appendix F. As shown in Appendix F, the Equivalent Units for Phase #3 is calculated as 186.26

and the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 898.07. As a result, 20.74 percent of the Actual Costs of the Initial Major Improvements allocated to the Phases #2-7 Major Improvement Area (i.e. 186.26 ÷ 898.07 = 20.74%) are allocated to the Phase #3 Assessed Property.

Phase #4 is projected to contain 289 residential units and the Phases #2-7 Major Improvement Area is now projected to contain 1,204 residential units as provided in the updated development plan and shown in Appendix F. As shown in Appendix F, the projected Equivalent Units for Phase #4 is calculated as 224.11 and the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 898.07.

The projected Equivalent Units for the Phase #5-7 is calculated as 344.10 (i.e. 898.07 – 143.60 – 186.26 – 224.11 = 344.10). As a result, 24.95 percent of the Actual Costs of the Initial Major Improvements allocated to the Phases #2-7 Major Improvement Area (i.e. 224.11 ÷ 898.07 = 24.95%) are allocated to the Phase #5-7 Assessed Property and 38.32 percent of the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area (i.e., 344.10 ÷ 898.07 = 38.32%) are allocated to Phase #5-7. Table V-B summarizes Phases #2-7 Major Improvement Area's portion of the Actual Costs of the Initial Major Improvements and the allocation to Phase #2, Phase #3, Phase #4, and Phase #5-7.

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Table V-B
Allocation of Actual Costs of Initial Major Improvements within Phases #2-7 Major Improvement Area

Authorized Improvement	Total
Roadway Improvements including right-of-way	$7,715,343
Water improvements	$702,334
Sanitary sewer improvements	$949,282
Storm drainage improvements	$1,126,892
Other soft and miscellaneous costs	$1,080,926
Total Initial Major Improvements[1]	**$11,574,778**
Phase #2	
Projected total Equivalent Units[2]	143.60
% of total units	15.99%
Proportionate Share of Costs	$1,850,789
Phase #3	
Projected total Equivalent Units[2]	186.26
% of total units	20.74%
Proportionate Share of Costs	$2,400,613
Phase #4	
Projected total Equivalent Units[2]	224.11
% of total units	24.95%
Proportionate Share of Costs	$2,888,442
Phase #5-7	
Projected total Equivalent Units[2]	344.10
% of total units	38.32%
Proportionate Share of Costs	$4,434,934

[1]See Table V-A. Represents the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area.
[2]See Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.

As shown in Table V-C the total amount of the Budgeted Costs of the Additional Major Improvements being allocated to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5-7 is $10,081,374. Phase #1 contains 330 residential units, and the Phases #2-7 Major Improvement Area is projected to contain 1,204 residential units as provided in the updated development plan and shown in Appendix F. As shown in Appendix F, the revised Equivalent Units for Phase #1 is calculated as 252.66, the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 898.07 and, the total projected Equivalent Units for the PID is calculated as 1,150.73 (i.e. 252.66 + 898.07 = 1,150.73). As a result, 21.96 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #1 Assessed Property (i.e. 252.66 ÷ 1,150.73 = 21.96%).

Phase #2 contains 227 residential units. As shown in Appendix F, the Equivalent Units for Phase #2 is calculated as 143.60. As a result, 12.48 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #2 Assessed Property (i.e. 143.60 ÷ 1,150.73 = 12.48%).

Phase #3 contains 242 residential units. As shown in Appendix F, the Equivalent Units for Phase #3 is calculated as 186.26. As a result, 16.19 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #3 Assessed Property (i.e. 186.26 ÷ 1,150.73 = 16.19%).

Phase #4 is projected to contain 289 residential units. As shown in Appendix F, the projected Equivalent Units for Phase #4 is calculated as 224.11. As a result, 19.48 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #4 Assessed Property (i.e. 224.11 ÷ 1,150.73 = 19.48%).

Phase #5-7 is projected to contain 446 residential units. As shown in Appendix F, the projected Equivalent Units for Phase #5-7 is calculated as 344.10. As a result, 29.90 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #5-7 Assessed Property (i.e. 344.10 ÷ 1,150.73 = 29.90%).

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Table V-C

Allocation of Budgeted Costs of Additional Major Improvements within Phases #1, Phase #2, Phase #3, Phase #4, and Phase #5-7

Authorized Improvement	Total
Roadway Improvements including right-of-way	$4,327,929
Water improvements	$551,259
Sanitary sewer improvements	$487,873
Storm drainage improvements	$5,028,139
Other soft and miscellaneous costs	$0
Total Additional Major Improvements[1]	**$10,395,200**
Phase #1	
Projected total Equivalent Units[2]	252.66
% of total units	21.96%
Proportionate Share of Costs	$2,282,422
Phase #2	
Projected total Equivalent Units[2]	143.60
% of total units	12.48%
Proportionate Share of Costs	$1,297,221
Phase #3	
Projected total Equivalent Units[2]	186.26
% of total units	16.19%
Proportionate Share of Costs	$1,682,593
Phase #4	
Projected total Equivalent Units[2]	224.11
% of total units	19.48%
Proportionate Share of Costs	$2,024,513
Phase #5-7	
Projected total Equivalent Units[2]	344.10
% of total units	29.90%
Proportionate Share of Costs	$3,108,451

[1]See Table III-B and Appendix B for detailed costs of the Additional Major Improvements.
[2]See Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.

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 Phases #2-7 Major Improvement Area Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phases #2-7 Major Improvement Area Projects financed with the Phases #2-7 Major Improvement Area Bonds shall be allocated to the Phases #2-7 Major Improvement Area Assessed Property by spreading the entire related Assessment across the Parcels within the Phases #2-7 Major Improvement Area based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phases #2-7 Major Improvement Area Projects, as set forth in Table III-A, the City Council has determined that the benefit to the Phases #2-7 Major Improvement Area Assessed Property of the Phases #2-7 Major Improvement Area Projects is at least equal to the Assessments levied on the Phases #2-7 Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel within the Phases #2-7 Major Improvement Area, 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 Phases #2-7 Major Improvement Area are shown on the Phases #2-7 Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for the Phase #1 Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Initial Projects financed with the Phase #1 Bonds shall be allocated to the Phase #1 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #1 based on the estimated number of Equivalent Units developed on each Parcel. The Phase #1 Assessed Property also benefits from the Phase #1 Additional Projects, the costs of which are being paid by the Developer without reimbursement.

Based on the Actual Costs of the Phase #1 Initial Projects, as set forth in Table III-B, the City Council has determined that the benefit to Phase #1 Assessed Property of the Phase #1 Initial Projects is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #1, 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 Phase #1 are shown on the Phase #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for the Phase #2 Improvements

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #2 Improvements financed under the Reimbursement Agreement shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels within Phase #2 Assessed Property based on the estimated number of Equivalent Units developed on each Parcel. The Phase #2 Assessed Property also benefits from the Phase #2 Additional Projects, the costs of which are being paid by the Developer without reimbursement.

Based on the Budgeted 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 of the Phase #2 Improvements is at least equal to the Assessments levied on the Phase #2 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #2, 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 are shown on the Phase #2 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for the Phase #3 Improvements and Phase #3 Additional Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #3 Improvements financed under the Reimbursement Agreement shall be allocated to the Phase #3 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #3 Assessed Property based on the estimated number of Equivalent Units developed on each Parcel.

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #3 Additional Projects financed under the Reimbursement Agreement shall be allocated to the Phase #3 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #3 Assessed Property based on the estimated number of Equivalent Units developed on each Parcel.

Based on the Budgeted Costs of the Phase #3 Improvements and the Phase #3 Additional Projects, as set forth in Table III-E, the City Council has determined that the benefit to Phase #3 Assessed Property from the Phase #3 Improvements and the Phase #3 Additional Projects is at least equal to the total Assessments levied on the Phase #3 Assessed Property. Additionally, the City Council has determined that (i) the benefit to the Phase #3 Assessed Property from the Phase #3 Improvements is at least equal to the total Assessments set forth in the Phase #3 Assessment Roll – Phase #3 Improvements that are levied on the Phase #3 Assessed Property and (ii) the benefit to the Phase #3 Assessed Property from the Phase #3 Additional Projects is at least equal to the total Assessments set forth in the Phase #3 Assessment Roll – Phase #3 Additional Projects that are levied on the Phase #3 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #3, 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 #3 are shown, with respect to the Phase #3 Improvements, on the Phase #3 Assessment Roll - Phase #3 Improvements attached as Appendix J-1, and, with respect to the Phase #3 Additional Projects, the Phase #3 Assessment Roll - Phase #3 Additional Projects, attached as Appendix J-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

5. Assessment Methodology for the Phase #4 Improvements and Phase #4 Additional Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #4 Improvements financed under the Reimbursement Agreement shall be allocated to the Phase #4 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #4 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #4 Additional Projects financed under the Reimbursement Agreement shall be allocated to the Phase #4 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #4 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #4 Improvements and Phase #4 Additional Projects, as set forth in Table III-F, the City Council has determined that the benefit to Phase #4 Assessed Property from the Phase #4 Improvements and Phase #4 Additional Projects is at least equal to the total Assessments levied on the Phase #4 Assessed Property. Additionally, the City Council has determined that (i) the benefit to the Phase #4 Assessed Property from the Phase #4 Improvements is at least equal to the total Assessments set forth in the Phase #4 Assessment Roll – Phase #4 Improvements that are levied on the Phase #4 Assessed Property and (ii) the benefit to the Phase #4

Assessed Property from the Phase #4 Additional Projects is at least equal to the total Assessments set forth in the Phase #4 Assessment Roll – Phase #4 Additional Projects that are levied on the Phase #4 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #4, 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 #4 are shown, with respect to the Phase #4 Improvements, on the Phase #4 Assessment Roll - Phase #4 Improvements attached as Appendix K-1, and, with respect to the Phase #4 Additional Projects, the Phase #4 Assessment Roll - Phase #4 Additional Projects, attached as Appendix K-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

6. Assessment Methodology for the Phase #5-7 Improvements and Phase #5-7 Additional Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Phase #5-7 Improvements financed under the Reimbursement Agreement shall be allocated to the Phase #5-7 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #5-7 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

For purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Phase #5-7 Additional Projects financed under the Reimbursement Agreement shall be allocated to the Phase #5-7 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #5-7 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #5-7 Improvements and Phase #5-7 Additional Projects, as set forth in Table III-G, the City Council has determined that the benefit to Phase #5-7 Assessed Property from the Phase #5-7 Improvements and Phase #5-7 Additional Projects is at least equal to the total Assessments levied on the Phase #5-7 Assessed Property. Additionally, the City Council has determined that (i) the benefit to the Phase #5-7 Assessed Property from the Phase #5-7 Improvements is at least equal to the total Assessments set forth in the Phase #5-7 Assessment Roll – Phase #5-7 Improvements that are levied on the Phase #5-7 Assessed Property and (ii) the benefit to the Phase #5-7 Assessed Property from the Phase #5-7 Additional Projects is at least equal to the total Assessments set forth in the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects that are levied on the Phase #5-7 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #5-7, 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 #5-7 are shown, with respect to the Phase #5-7 Improvements, on the Phase #5-7 Assessment Roll - Phase #5-7 Improvements attached as Appendix L-1, and, with respect to the Phase #5-7 Additional Projects, the Phase #5-7 Assessment Roll - Phase #5-7 Additional Projects, attached as Appendix L-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

E. ASSESSMENTS

The Assessments have been levied or are being levied on each Parcel within the Phases #2-7 Major Improvement Area, Phase #1, Phase #2 and Phase #3, Phase #4 and Phase #5-7 according to the Assessment Rolls, attached hereto as Appendix G, Appendix H, Appendix I, Appendix J-1 and Appendix J-2, Appendix K-1 and Appendix K-2, Appendix L-1 and Appendix L-2, 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 Equivalent 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. PREPAYMENT AND DELINQUENCY RESERVE

Pursuant to the PID Act, the interest rate for any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the Phase #1 Bonds and Phases #2-7 Major Improvement Area Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Phase #1 Bonds and Phases #2-7 Major Improvement Area 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 Prepayment and Delinquency Reserve shall be funded until it reaches 5.50% of the outstanding Phase #1 Bonds and Phases #2-7 Major Improvement Area Bonds, respectively, unless otherwise stipulated in the related Bond documents. Once the Prepayment and Delinquency 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 any portion of an Assessment which secures a reimbursement obligation and not a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASES #2-7 MAJOR IMPROVEMENT AREA

The Assessment and Annual Installments for the Phases #2-7 Major Improvement Area Assessed Property are shown on the Phases #2-7 Major Improvement Area Assessment Roll attached as Appendix G and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Assessments levied against the Phases #2-7 Major Improvement Area Assessed Property shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-7 Major Improvement Area Bonds, (ii) the Additional Interest to fund the Prepayment and Delinquency Reserve described in Section V, and (iii) Administrative Expenses related to the PID. The Annual Installment for each Parcel within Phases #2-7 Major Improvement Area Assessed Property shall be calculated by taking into consideration any available capitalized interest and other available funds.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Assessment and Annual Installments for Phase #1 Assessed Property are shown on the Phase #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #1 shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds, (ii) the Additional Interest to fund the Prepayment and Delinquency Reserve described in Section V, and (iii) Administrative Expenses related to the PID. The Annual Installment for each Parcel within Phase #1 shall be calculated by taking into consideration any available capitalized interest and other available funds.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Assessment and Annual Installments for Phase #2 Assessed Property are shown on the Phase #2 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #2 shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #2, and (ii) Administrative Expenses related to the PID.

D. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #3

The Assessment and Annual Installments for Phase #3 Assessed Property are shown on (i) with respect to the Phase #3 Improvements, the Phase #3 Assessment Roll – Phase #3 Improvements attached as Appendix J-1 and (ii) with respect to the Phase #3 Additional Projects, the Phase #3 Assessment Roll – Additional Projects, attached as Appendix J-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #3 Improvements shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #3 Improvements and (ii) Administrative Expenses related to the PID. The Annual Installments related to Phase #3 Additional Projects shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #3 Additional Projects and (ii) Administrative Expenses related to the PID.

E. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #4

The Assessment and Annual Installments for each parcel of Phase #4 Assessed Property are shown on (i) with respect to the Phase #4 Improvements, the Phase #4 Assessment Roll – Phase #4 Improvements attached as Appendix K-1 and (ii) with respect to the Phase #4 Additional Projects, the Phase #4 Assessment Roll – Additional Projects, attached as Appendix K-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #4 Improvements shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #4 Improvements and (ii) Administrative Expenses related to the PID. The Annual Installments related to Phase #4 Additional Projects shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #4 Additional Projects and (ii) Administrative Expenses related to the PID.

F. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #5-7

The Assessment and Annual Installments for Phase #5-7 Assessed Property are shown on (i) with respect to the Phase #5-7 Improvements, the Phase #5-7 Assessment Roll – Phase #5-7 Improvements attached as Appendix L-1 and (ii) with respect to the Phase #5-7 Additional Projects, the Phase #5-7 Assessment Roll – Additional Projects, attached as Appendix L-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #5-7 Improvements shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #5-7 Improvements and (ii) Administrative Expenses related to the PID. The Annual Installments related to Phase #5-7 Additional Projects shall be collected in an amount

sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #5-7 Additional Projects and (ii) Administrative Expenses related to the PID.

G. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels existing prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount 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.

H. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to

become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per unit on a Parcel exceeds the applicable Phase #1 Maximum Assessment Per Unit, Phase #2 Maximum Assessment Per Unit, Phase #3 Maximum Assessment Per Unit, Phase #4 Maximum Assessment Per Unit, or Phase #5-7 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 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.

I. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or obligation under the Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or obligation under the Reimbursement Agreement, resulting in excess Bond proceeds or Assessment Revenues being available to redeem Bonds of such series and/or a need to reduce the obligation under the Reimbursement Agreement, as the case may be, then the Assessment securing such series of Bonds and/or obligation 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 actual reduced Actual Costs and such excess Bond proceeds or Assessment Revenues shall applied to redeem Bonds of such series as provided in the Trust Indenture or to reduce the obligation under the Reimbursement Agreement, as applicable. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under the Reimbursement Agreement. If all of the Authorized Improvements are not completed, the City may 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.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay obligations under the Reimbursement Agreement and/or to repay the Bonds, including interest on the Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i)

in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under the Reimbursement Agreement, including interest thereon and Administrative Expenses or as otherwise provided in the applicable Trust Indenture. 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 amounts of the Bonds and/or the amounts outstanding under the Reimbursement Agreement.

J. 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 interest through the date of the prepayment and applicable Prepayment Costs.

(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 the 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 interest through the date of prepayment and applicable Prepayment Costs may be paid in part. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include (i) interest, (ii) Administrative Expenses, and (iii) with respect to Assessments which secure a series of Bonds, payments required for the Additional Interest to fund the Prepayment and Delinquency Reserve.

Phases #2-7 Major Improvement Area

Each Assessment for the Phases #2-7 Major Improvement Area Assessed Property for the Phases #2-7 Major Improvement Area Projects shall be paid with interest at the actual interest rate paid on the Phases #2-7 Major Improvement Area Bonds plus Additional Interest. The Phases #2-7 Major Improvement Area Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048), the Additional Interest at a rate of 0.5% to fund the Prepayment and Delinquency Reserve, and costs of Administrative Expenses. Furthermore, the Annual Installments may not exceed the amounts shown on the Phases #2-7 Major Improvement Area Assessment Roll. The Phases #2-7 Major Improvement Area Assessment Roll is shown as Appendix G.

Phase #1

Each Assessment for the Phase #1 Assessed Property shall be paid with interest at the actual interest rate paid on the Phase #1 Bonds plus Additional Interest. The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047), the Additional Interest at the rate of 0.5% to fund Prepayment and Delinquency Reserve and the costs of Administrative Expenses. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #1 Assessment Roll. The Phase #1 Assessment Roll is shown as Appendix H.

Phase #2

Each Assessment for the Phase #2 Assessed Property for the Phase #2 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #2 Improvements. Interest on the obligation under the Reimbursement Agreement related to the Phase #2 Improvements shall be paid based on an interest rate of 8.75% per annum for years 1 through 5 and 5.75% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #2 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) 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 securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) 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 the month prior to the levy of Assessments against the Phase #2 Assessed Property was 3.75%**.** The City has determined that the obligation under the Reimbursement Agreement related to the Phase #2 Improvements shall bear interest at the interest rate of 8.75% per annum for years 1 through 5 and 5.75% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 8.75% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be

5.75%. Furthermore, the Annual Installments of the Assessments levied against Phase #2 Assessed Property may not exceed the amounts shown on the Phase #2 Assessment Roll.

Phase #3 Improvements

Each Assessment for the Phase #3 Assessed Property for the Phase #3 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #3 Improvements. Interest on the obligation under the Reimbursement Agreement related to the Phase #3 Improvements shall be paid based on an interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #3 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) 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 securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) 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 the month prior to the levy of Assessments related to the Phase #3 Improvements against the Phase #3 Assessed Property was 3.65%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #3 Improvements shall bear interest at the interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment which rates are equal to or less than the initial maximum allowable rate of interest of 8.65% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.65%. Furthermore, the Annual Installments of the Assessments levied against Phase #3 Assessed Property related to the Phase #3 Improvements may not exceed the amounts shown on the Phase #3 Assessment Roll – Phase #3 Improvements.

Phase #3 Additional Projects

Each Assessment for the Phase #3 Assessed Property for the Phase #3 Additional Projects shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #3's share of Additional Major Improvements. Interest on the obligation under the Reimbursement Agreement related to Phase #3's share of Additional Major Improvements shall be paid based on an interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #3 Additional Projects shall be paid at a rate not to exceed five hundred basis points (5.00%) 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 securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) 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 the month prior to the levy of Assessments related to the Phase #3 Additional Projects against the Phase #3 Assessed Property was 3.65%. The City has determined that the obligation under the

Reimbursement Agreement related to the Phase #3 Additional Projects shall bear interest at the interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 8.65% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.65%. Furthermore, the Annual Installments of the Assessments levied against Phase #3 Assessed Property related to the Phase #3 Additional Projects may not exceed the amounts shown on the Phase #3 Assessment Roll – Phase #3 Additional Projects.

Phase #4 Improvements

Each Assessment for the Phase #4 Assessed Property for the Phase #4 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #4 Improvements. Interest on the obligation under the Reimbursement Agreement related to the Phase #4 Improvements shall be paid based on an interest rate of 6.38% per annum for years 1 through 5 and 6.38% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #4 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) 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 securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) 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 the month prior to the levy of Assessments related to the Phase #4 Improvements against the Phase #4 Assessed Property was 5.53%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #4 Improvements shall bear interest at the interest rate of 6.38% per annum which rate is less than the initial maximum allowable rate of interest of 10.53% for years 1 through 5 and less than the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.53%. Furthermore, the Annual Installments of the Assessments levied against Phase #4 Assessed Property related to the Phase #4 Improvements may not exceed the amounts shown on the Phase #4 Assessment Roll – Phase #4 Improvements.

Phase #4 Additional Projects

Each Assessment for the Phase #4 Assessed Property for the Phase #4 Additional Projects shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #4's share of Additional Major Improvements. Interest on the obligation under the Reimbursement Agreement related to Phase #4's share of Additional Major Improvements shall be paid based on an interest rate of 6.38% per annum for years 1 through 5 and 6.38% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #4 Additional Projects shall be paid at a rate not to exceed five hundred basis points (5.00%) 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 securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from

such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) 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 the month prior to the levy of Assessments related to the Phase #4 Additional Projects against the Phase #4 Assessed Property was 5.53%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #4 Additional Projects shall bear interest at the interest rate of 6.38% per annum, which rate is less than the initial maximum allowable rate of interest of 10.53% for years 1 through 5 and less than the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.53%. Furthermore, the Annual Installments of the Assessments levied against Phase #4 Assessed Property related to the Phase #4 Additional Projects may not exceed the amounts shown on the Phase #4 Assessment Roll – Phase #4 Additional Projects.

Phase #5-7 Improvements

Each Assessment for the Phase #5-7 Assessed Property for the Phase #5-7 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #5-7 Improvements. The interest on the obligation under the Reimbursement Agreement related to the Phase #5-7 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) 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 securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) 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 the month prior to the levy of Assessments related to the Phase #5-7 Improvements against the Phase #5-7 Assessed Property is estimated to be 5.01%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #5-7 Improvements shall bear interest at the estimated interest rate of 7.01% per annum, which rate is less than the initial maximum allowable rate of interest of 10.01% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.01%. Furthermore, the Annual Installments of the Assessments levied against Phase #5-7 Assessed Property related to the Phase #5-7 Improvements may not exceed the amounts shown on the Phase #5-7 Assessment Roll – Phase #5-7 Improvements.

Phase #5-7 Additional Projects

Each Assessment for the Phase #5-7 Assessed Property for the Phase #5-7 Additional Projects shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #5-7 Additional Projects. The interest on the obligation under the Reimbursement Agreement related to the Phase #5-7 Additional Projects shall be paid at a rate not to exceed five hundred basis points (5.00%) 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 securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from

such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) 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 the month prior to the levy of Assessments related to the Phase #5-7 Additional Projects against the Phase #5-7 Assessed Property is estimated to be 5.01%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #5-7 Additional Projects shall bear interest at the interest rate of 7.01% per annum, which rate is less than the initial maximum allowable rate of estimated interest of 10.01% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.01%. Furthermore, the Annual Installments of the Assessments levied against Phase #5-7 Assessed Property related to the Phase #5-7 Additional Projects may not exceed the amounts shown on the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and/or the obligations due under the Reimbursement Agreement related to the Phase #2 Improvements, Phase #3 Improvements, Phase #3 Additional Projects, Phase #4 Improvements, Phase #4 Additional Projects, Phase #5-7 Improvements, and/or Phase #5-7 Additional Projects, as applicable, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or the obligations due under the Reimbursement Agreement related to the Phase #2 Improvements, Phase #3 Improvements, Phase #3 Additional Projects, Phase #4 Improvements, Phase #4 Additional Projects, Phase #5-7 Improvements, and/or Phase #5-7 Additional Projects, as applicable, 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 (but not increase), the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay such 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 bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

K. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. 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.

Phases #2-7 Major Improvement Area

Each Annual Installment of an Assessment related to the Phases #2-7 Major Improvement Area Projects, including the interest on the unpaid amount of such an Assessment, shall be calculated as of September 1 and updated annually. Each such 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 Phases #2-7 Major Improvement Area Bonds commenced with the issuance of the Phases #2-7 Major Improvement Area Bonds.

Phase #1

Each Annual Installment of an Assessment related to the Phase #1 Projects, including the interest on the unpaid amount of such an Assessment, shall be calculated as of September 1 and updated annually. Each such Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phase #1 Bonds commenced with the issuance of the Phase #1 Bonds.

Phase #2

The collection of the first Annual Installment of an Assessment related to the Phase #2 Improvements for a Lot or Parcel of Phase #2 Assessed Property commenced on September 1, 2023, and was due by January 31st of the following calendar year.

Phase #3

The collection of the first Annual Installment of an Assessment related to the Phase #3 Improvements and Phase #3 Additional Projects for a Lot or Parcel of Phase #3 Assessed Property commenced on September 1, 2024, and was due by January 31st of the following calendar year.

Phase #4

The collection of the first Annual Installment of an Assessment related to the Phase #4 Improvements and Phase #4 Additional Projects for a Lot or Parcel of Phase #4 Assessed Property commenced on September 1, 2025, and was due by January 31st of the following calendar year.

Phase #5-7

The collection of the first Annual Installment of an Assessment related to the Phase #5-7 Improvements and Phase #5-7 Additional Projects for a Lot or Parcel of Phase #5-7 Assessed Property shall commence upon the earlier of: (i) September 1, 2026, or (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #5-7 Improvements and Phase #5-7 Additional

Projects, such that upon the issuance of Bonds all Assessments in Phase #5-7 shall begin collection. Such first Annual Installment for a Lot or Parcel of Phase #5-7 Assessed Property 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. PHASES #2-7 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Each Parcel within Phases #2-7 Major Improvement Area has been evaluated by the City Council (based on the concept plan, developable area, proposed Homeowners' Association Property and Public Property, the Phases #2-7 Major Improvement Area Projects, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phases #2-7 Major Improvement Area.

Phases #2-7 Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phases #2-7 Major Improvement Area Projects. Table VII-A summarizes the $14,405,058 in special benefit received by the Phases #2-7 Major Improvement Area Projects, the pro rata costs of the PID formation, and bond issuance costs for the Phases #2-7 Major Improvement Area Bonds. The amount of Phases #2-7 Major Improvement Area Bonds is $13,795,000, which is less than the benefit received by Phases #2-7 Major Improvement Area Assessed Property for the Phases #2-7 Major Improvement Area Projects and related costs, and as such the total Assessment for all Assessed Property within Phases #2-7 Major Improvement Area for the Phases #2-7 Major Improvement Area Projects is $13,795,000. The Assessment for each Parcel of Assessed Property within the Phases #2-7 Major Improvement Area is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phases #2-7 Major Improvement Area Assessment Roll is attached hereto as Appendix G.

Table VII-A
Phases #2-7 Major Improvement Area
Special Benefit Summary

Special Benefit	Total Cost
Total Phases #2-7 Major Improvement Area Projects[1]	$11,574,778
PID Formation/Bond Costs of Issuance:	
Capitalized interest	$755,430
Debt service reserve fund	$1,014,000
Administrative Expenses	$35,000
Other costs of issuance including Underwriter's Discount	$1,025,850
Subtotal Bond Issuance Costs	*$2,830,280*
Total Special Benefit	**$14,405,058**
Special Benefit:	
Total Special Benefit	$14,405,058
Assessment	$13,795,000
Excess Benefit	**$610,058**

[1]See Table III-A for details.

B. PHASE #1 ASSESSMENT ROLL

Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #1 Initial Projects. Table VII-B summarizes the $10,090,436 in special benefit received by Phase #1 Assessed Property from the Phase #1 Initial Projects, the pro rata costs of the PID formation, and bond issuance costs for the Phase #1 Bonds. The total amount of Phase #1 Bonds is $9,555,000, which is less than the benefit received by Phase #1 Assessed Property for the Phase #1 Initial Projects and related costs, and as such the total Assessment for all Parcels of Phase #1 Assessed Property is $9,555,000. The Assessment for each Parcel of Phase #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #1 Assessment Roll is attached hereto as Appendix H.

Table VII-B
Phase #1
Special Benefit Summary

Special Benefit	Total Cost
Total Phase #1 Improvements[1]	$4,914,500
Total Phase #1 share of Initial Major Improvements[1]	$3,254,369
Subtotal	*$8,168,870*
PID Formation/Bond Costs of Issuance:	
Capitalized interest	$486,053
Debt service reserve fund	$678,863
Administrative Expenses	$35,000
Other costs of issuance including Underwriter's Discount	$721,650
Subtotal Estimated Bond Issuance Costs	*$1,921,566*
Total Special Benefit	**$10,090,436**
Special Benefit:	
Total Special Benefit	$10,090,436
Assessment	$9,555,000
Excess Benefit	**$535,436**

[1]See Table III-C for details. Phase #1's share of Additional Major Improvements will be paid by the Developer without reimbursement.

C. PHASE #2 ASSESSMENT ROLL

Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #2 Improvements. Table VII-C summarizes the $5,938,154 in special benefit received by Phase #2 Assessed Property from the Phase #2 Improvements. The total amount of obligation under the Reimbursement Agreement related to the Phase #2 Improvements is $5,938,154, which is equal to the benefit received by Phase #2 Assessed Property from the Phase #2 Improvements, and as such the total Assessment for all Phase #2 Assessed Property is $5,938,154.

The Assessment for each Parcel of Phase #2 Assessed Property is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #2 Assessment Roll is attached hereto as Appendix I.

Table VII-C
Phase #2
Special Benefit Summary

Special Benefit	Total Cost
Total Phase #2 Improvements[1]	$5,938,154
Subtotal	*$5,938,154*
Total Special Benefit	**$5,938,154**
Special Benefit:	
Total Special Benefit	$5,938,154
Assessment	$5,938,154
Excess Benefit	**$0**

[1]See Table III-D for details. Phase #2's share of Additional Major Improvements will be paid by the Developer without reimbursement.

D. PHASE #3 ASSESSMENT ROLL

The Phase #3 Assessed Property is being assessed separately for the special benefits conferred upon the property resulting from (i) the Phase #3 Improvements and (ii) the Phase #3 Additional Projects. Table VII-D summarizes the $7,943,638 in special benefit received by the Phase #3 Assessed Property from the Phase #3 Improvements and Phase #3 Additional Projects, and the Administrative Expenses related to Phase #3. The Assessment levied under the Reimbursement Agreement related to Phase #3 Improvements and related costs is $6,291,045, which is less than the benefit received by the Phase #3 Assessed Property from the Phase #3 Improvements and related costs. The Assessment levied under the Reimbursement Agreement related to Phase #3 Additional Projects and related costs is $1,417,194, which is less than the benefit received by the Phase #3 Assessed Property from the Phase #3 Additional Projects and related costs. Accordingly, the total collective Assessment to be applied to all the Phase #3 Assessed Property is $7,708,239. The total Assessments for each Parcel of Phase #3 Assessed Property is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #3 Assessment Roll – Phase #3 Improvements is attached hereto as Appendix J-1 and the Phase #3 Assessment Roll – Phase #3 Additional Projects is attached hereto as Appendix J-2.

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Table VII-D
Phase #3
Special Benefit Summary

Special Benefit	Phase #3 Obligation under Reimbursement Agreement for the Phase #3 Improvements	Phase #3 Obligation under Reimbursement Agreement for Phase #3 Additional Projects	Total Cost
Total Phase #3 Improvements[1]	$6,261,045	$0	$6,261,045
Total Phase #3 share of Additional Major Improvements[1]	$0	$1,682,593	$1,682,593
Subtotal	*$6,261,045*	*$1,682,593*	*$7,943,638*
Other Assessment Levy Costs			
First year Administrative Expenses	$30,000	$15,000	$45,000
Subtotal Other Assessment Levy Costs	*$30,000*	*$15,000*	*$45,000*
Total Special Benefit	**$6,291,045**	**$1,697,593**	**$7,988,638**
Special Benefit:			
Total Special Benefit	$6,291,045	$1,697,593	$7,988,638
Assessment	$6,291,045	$1,417,194	$7,708,239
Excess Benefit	**$0**	**$280,399**	**$280,399**

[1]See Table III-E for details.

E. PHASE #4 ASSESSMENT ROLL

The Phase #4 Assessed Property is being assessed separately for the special benefits conferred upon the property resulting from (i) the Phase #4 Improvements and (ii) the Phase #4 Additional Projects. Table VII-E summarizes the $14,034,513 in special benefit received by the Phase #4 Assessed Property from the Phase #4 Improvements and Phase #4 Additional Projects, the estimated costs related to the future issuance of Bonds, if issued, and the Administrative Expenses related to Phase #4. The Assessment levied under the Reimbursement Agreement related to Phase #4 Improvements and related costs is $12,000,000, which is equal to the benefit received by the Phase #4 Assessed Property from the Phase #4 Improvements and related costs. The Assessment levied under the Reimbursement Agreement related to Phase #4 Additional Projects and related costs is $1,973,394, which is less than the benefit received by the Phase #4 Assessed Property from the Phase #4 Additional Projects and related costs. Accordingly, the total, collective Assessment to be applied to all the Phase #4 Assessed Property is $13,973,394. The total Assessments for each Parcel of Phase #4 Assessed Property is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #4 Assessment Roll – Phase #4 Improvements is attached hereto as Appendix K-1 and the Phase #4 Assessment Roll – Phase #4 Additional Projects is attached hereto as Appendix K-2.

Table VII-E
Phase #4
Special Benefit Summary

Special Benefit	Phase #4 Obligation under Reimbursement Agreement for the Phase #4 Improvements	Phase #4 Obligation under Reimbursement Agreement for Phase #4 Additional Projects	Total Cost
Total Phase #4 Improvements[1]	$11,965,000	$0	$11,965,000
Total Phase #4 share of Additional Major Improvements[1]	$0	$2,024,513	$2,024,513
Subtotal	*$11,965,000*	*$2,024,513*	*$13,989,513*
Other Assessment Levy Related Costs			
First year Administrative Expenses	$35,000	$10,000	$45,000
Subtotal Other Assessment Levy Related Costs	*$35,000*	*$10,000*	*$45,000*
Total Special Benefit	**$12,000,000**	**$2,034,513**	**$14,034,513**
Special Benefit:			
Total Special Benefit	$12,000,000	$2,034,513	$14,034,513
Assessment	$12,000,000	$1,973,394	$13,973,394
Excess Benefit	**$0**	**$61,119**	**$61,119**

[1]See Table III-F for details.

F. PHASE #5-7 ASSESSMENT ROLL

The Phase #5-7 Assessed Property is being assessed separately for the special benefits conferred upon the property resulting from (i) the Phase #5-7 Improvements and (ii) the Phase #5-7 Additional Projects. Table VII-F summarizes the $18,829,373 in special benefit received by the Phase #5-7 Assessed Property from the Phase #5-7 Improvements and Phase #5-7 Additional Projects, the estimated costs related to the future issuance of Bonds, if issued, and the Administrative Expenses related to Phase #5-7. The Assessment levied under the Reimbursement Agreement related to Phase #5-7 Improvements and related costs is $15,675,922, which is equal to the benefit received by the Phase #5-7 Assessed Property from the Phase #5-7 Improvements and related costs. The Assessment levied under the Reimbursement Agreement related to Phase #5-7 Additional Projects and related costs is $3,108,451, which is less than the benefit received by the Phase #5-7 Assessed Property from the Phase #5-7 Additional Projects and related costs. Accordingly, the total, collective Assessment to be applied to all the Phase #5-7 Assessed Property is $18,829,373. The total Assessments for each Parcel of Phase #5-7 Assessed Property are calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #5-7 Assessment Roll – Phase #5-7 Improvements is attached hereto as Appendix L-1 and the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects is attached hereto as Appendix L-2.

Table VII-F
Phase #5-7
Special Benefit Summary

Special Benefit	Phase #5-7 Obligation under Reimbursement Agreement for the Phase #5-7 Improvements	Phase #5-7 Obligation under Reimbursement Agreement for Phase #5-7 Additional Projects	Total Cost
Total Phase #5-7 Improvements[1]	$15,675,922	$0	$15,675,922
Total Phase #5-7 share of Additional Major Improvements[1]	$0	$3,108,451	$3,108,451
Subtotal	*$15,675,922*	*$3,108,451*	*$18,784,373*
Other Assessment Levy Related Costs			
First year Administrative Expenses	$35,000	$10,000	$45,000
Subtotal Other Assessment Levy Related Costs	*$35,000*	*$10,000*	*$45,000*
Total Special Benefit	**$15,710,922**	**$3,118,451**	**$18,829,373**
Special Benefit:			
Total Special Benefit	$15,710,922	$3,118,451	$18,829,373
Assessment	$15,710,922	$3,118,451	$18,829,373
Excess Benefit	**$0**	**$0**	**$0**

[1]See Table III-G for details.

G. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phases #2-7 Major Improvement Area Assessment Roll, Phase #1 Assessment Roll, Phase #2 Assessment Roll, the Phase #3 Assessment Roll – Phase #3 Improvements, the Phase #3 Assessment Roll – Phase #3 Additional Projects, the Phase #4 Assessment Roll – Phase #4 Improvements, the Phase #4 Assessment Roll – Phase #4 Additional Projects, the Phase #5-7 Assessment Roll – Phase #5-7 Improvements, and the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects 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.H of this Service and Assessment Plan.

Upon the future issuance of Bonds, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of

the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer 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 a parcel of Assessed Property claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. Filing and Posting of Service and Assessment Plan

Within seven days of its approval by the City Council, the City shall (i) file and record this Service and Assessment Plan in the real property records of the County and (ii) post a copy of this Service and Assessment Plan on the City's internet website. In addition, the City shall similarly file and post each Annual Service Plan Update approved by the City Council, with each such filing and posting to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be posted, filed, and recorded in the entirety.

E. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the applicable Trust Indenture, such determination shall be conclusive.

Tables within this Service and Assessment Plan may be rounded to the nearest dollar for presentation purposes.

F. 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

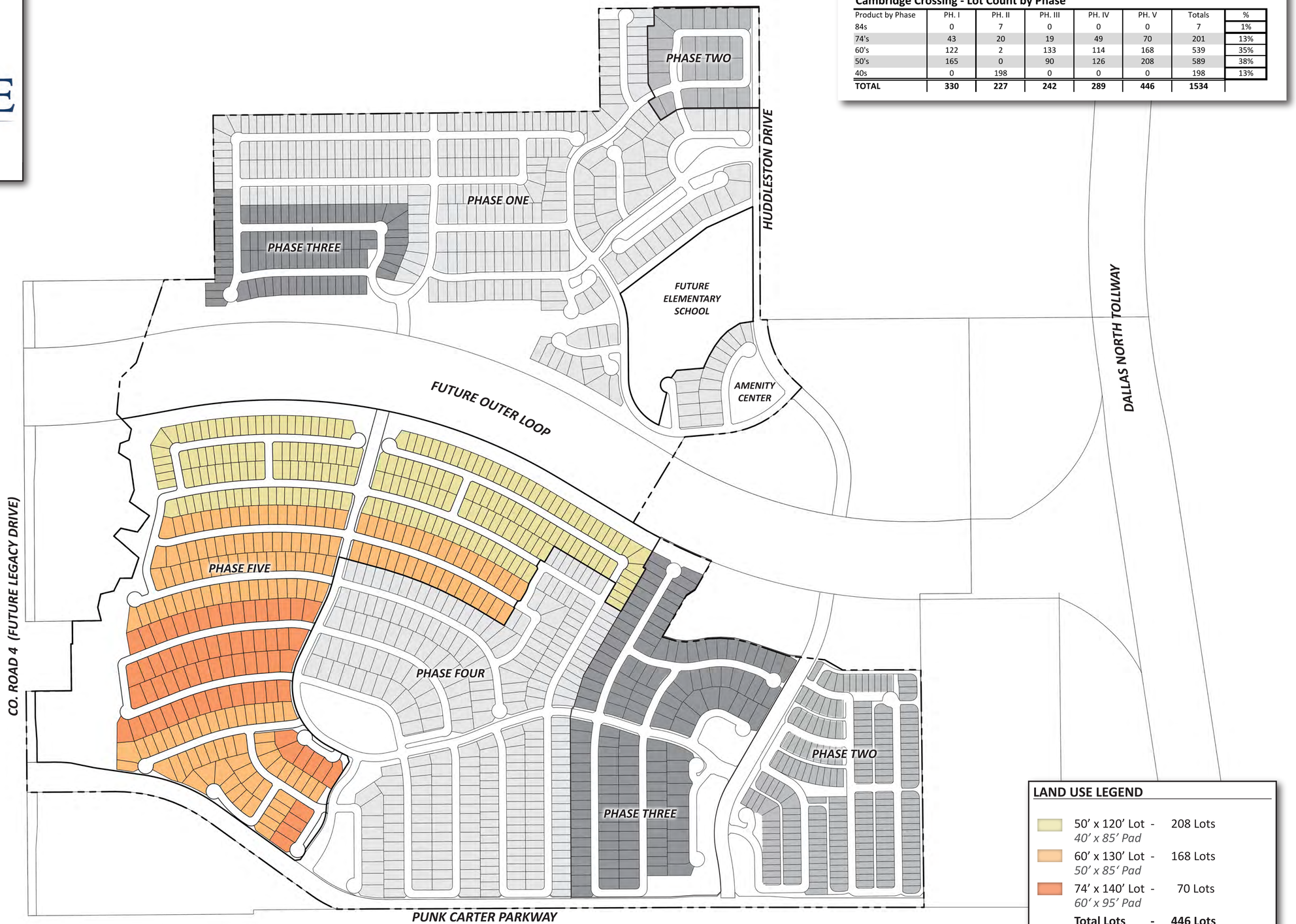
CAMBRIDGE CROSSING

Phase Five

Date: 09/18/2024

Cambridge Crossing - Lot Count by Phase

Product by Phase	PH. I	PH. II	PH. III	PH. IV	PH. V	Totals	%
84s	0	7	0	0	0	7	1%
74's	43	20	19	49	70	201	13%
60's	122	2	133	114	168	539	35%
50's	165	0	90	126	208	589	38%
40s	0	198	0	0	0	198	13%
TOTAL	**330**	**227**	**242**	**289**	**446**	**1534**	



LAND USE LEGEND

50' x 120' Lot *40' x 85' Pad*	-	208 Lots
60' x 130' Lot *50' x 85' Pad*	-	168 Lots
74' x 140' Lot *60' x 95' Pad*	-	70 Lots
Total Lots	**-**	**446 Lots**

N

Celina, Texas | 9-23-2024 | 14037

Cambridge

PAPE-DAWSON ENGINEERS

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This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals. Image is shown at a scale of **1" = 300'** when printed at 24 x 36.

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

CAMBRIDGE CROSSING PID ~ PHASE ONE COSTS

City of Celina, Collin County, Texas

Construction Plan Set: 04-18-2018

Total Lots: ***330*** *Total Acres:* ***107.675***

Prepared: ***06/06/18*** *Revised:*

Opinion of Probable Cost Summary

SUMMARY	TOTAL
MAJOR IMPROVEMENTS	
WATER ~ MAJOR IMPROVEMENTS	1,020,500.00
SANITARY SEWER ~ MAJOR IMPROVEMENTS	1,422,020.00
DRAINAGE ~ MAJOR IMPROVEMENTS	1,047,000.00
ROADWAY ~ MAJOR IMPROVEMENTS	7,252,339.00
CITY, PROFESSIONAL & MISC. FEES ~ MAJOR	364,333.00
TOTAL ~ MAJOR IMPROVEMENTS	11,106,192.00
DIRECT IMPROVEMENTS	
WATER ~ DIRECT	1,097,000.00
SANITARY SEWER ~ DIRECT	1,003,000.00
ROADWAYS ~ DIRECT	2,543,000.00
CITY, PROFESSIONAL & MISC. FEES ~ DIRECT	194,000.00
TOTAL ~ DIRECT IMPROVEMENTS	4,837,000.00
GRAND TOTAL	15,943,192.00

GENERAL NOTES:

- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN 2015, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO THE VOLATILITY OF PRICES TODAY.

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- CORPS/WETLANDS MITIGATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES

CAMBRIDGE CROSSING PHASE TWO - DIRECT & MI SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE TWO	46.878	227	$7,258,831	$31,977	$154,845
CATEGORY TOTALS	**46.878**	**227**	**$7,258,831**	**$31,977**	**$154,845**

GENERAL NOTES:

- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN THE PAST COUPLE YEARS, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO T VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ECT
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$69,863	$308	$1,490
EXCAVATION (DIRECT)	$190,556	$839	$4,065
EXCAVATION (MAJOR IMPROVEMENT)	$29,329	$129	$625.64
RETAINING WALL (MAJOR IMPROVEMENTS)	$272,422	$1,200.10	$5,811.30
WATER (DIRECT)	$806,538	$3,553	$17,205
SANITARY SEWER (DIRECT)	$543,344	$2,394	$11,591
SANITARY SEWER (MAJOR IMPROVEMENT)	$207,112	$912.39	$4,418.11
STORM SEWER (DIRECT)	$1,261,460	$5,557	$26,909
STORM SEWER (MAJOR IMPROVEMENT	$32,644	$143.80	$696.35
PAVING (DIRECT)	$2,723,974	$12,000	$58,108
PAVING (MAJOR IMPROVEMENTS)	**$ 779,170**	**$ 3,432.47**	**$ 16,621.24**
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$342,420	$1,508	$7,304
GRAND TOTAL	**$7,258,831**	**$31,977**	**$154,845**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	3550	$ 5,325
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	12400	$ 15,500
INLET PROTECTION	$ 500.00	EA	41	$ 20,500
DISK & SEED	$ 325.00	ACRE	27	$ 8,775
ENGINEERING, PLATTING & STAKING (10%)				$ 6,210
MISCELLANEOUS ITEMS (2.5%)				$ 1,553
TOTAL				**$ 69,863**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,080.00	ACRE	14.5	$ 15,660
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	1	$ 2,000
LOT EXCAVATION (NORTH)	$ 2.37	C.Y.	2,648	$ 6,275
LOT EXCAVATION (SOUTH)	$ 2.47	C.Y.	8,955	$ 22,118
IMPORT	$ 8.15	C.Y.	1466	$ 11,952.00
HAUL EXCESS AND PLACE	$ 8.95	C.Y.	4064	$ 36,378.00
MOISTURE CONDITION STREETS	$ 75,000.00	LS.	1	$ 75,000
ENGINEERING, PLATTING & STAKING (10%)				$ 16,938
MISCELLANEOUS ITEMS (2.5%)				$ 4,235
TOTAL				**$ 190,556**

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,080.00	ACRE	1.0	$ 1,080
POND EXCAVATION	$ 2.37	C.Y.	11000	$ 26,070
ENGINEERING, PLATTING & STAKING (10%)				$ 2,607
MISCELLANEOUS ITEMS (2.5%)				$ 652
TOTAL				**$ 29,329**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 242,153.00	LS.	1	$ 242,153.00
ENGINEERING, PLATTING & STAKING (10%)				$ 24,215.30
MISCELLANEOUS ITEMS (2.5%)				$ 6,053.83
TOTAL				**$ 272,422.13**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 34.78	L.F.	7859	$ 273,336
6" GATE VALVE & BOX	$ 910.00	EA.	17	$ 15,470
8" GATE VALVE & BOX	$ 1,365.00	EA.	28	$ 38,220
REMOVE, LOWER & REPLACE 18" PVC DR 18	$ 425.00	L.F.	20	$ 8,500
FIRE HYDRANT W/ 6" LEAD	$ 4,050.00	EA.	17	$ 68,850
18"X8" CUT IN TEE	$ 11,550.00	EA.	5	$ 57,750
18" CUT IN BUTTERFLY VALVE	$ 10,400.00	EA.	2	$ 20,800
TEMPORARY POST HYDRANT	$ 2,900.00	EA.	1	$ 2,900
RELOCATE EX. FIRE HYDRANT	$ 1,500.00	EA.	1	$ 1,500
1" SINGLE WATER SERVICE	$ 801.00	EA.	226	$ 181,026
CONNECT TO EXISTING	$ 450.00	EA.	7	$ 3,150
MISCELLANEOUS FITTINGS	$ 5,450.00	TON	7	$ 35,425
TRACER WIRE TEST STATIONS	$ 215.00	EA.	30	$ 6,450
TESTING & CHLORINATION	$ 0.45	L.F.	7879	$ 3,546
ENGINEERING, PLATTING & STAKING (10%)				$ 71,692
MISCELLANEOUS ITEMS (2.5%)				$ 17,923
TOTAL				**$ 806,538**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 29.25	L.F.	5985	$ 175,061
4' DIAMETER MANHOLE	$ 4,815.00	EA.	22	$ 105,930
4' DIAMETER MANHOLE ON EXISTING	$ 6,250.00	EA.	1	$ 6,250
MANHOLE I & I BARRIER	$ 345.00	EA.	23	$ 7,935
ADJUST EXISTING MH RIM ELEVATION	$ 800.00	EA.	1	
4" SERVICE LINES	$ 753.00	EA.	225	$ 169,425
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 67.75	L.F.	160	$ 10,840
END AND PLUG	$ 50.00	EA.	1	$ 50
TRENCH SAFETY	$ 0.10	L.F.	5985	$ 599
TESTING & T.V. INSPECTION	$ 1.15	L.F.	5985	$ 6,883
ENGINEERING, PLATTING & STAKING (10%)				$ 48,297
MISCELLANEOUS ITEMS (2.5%)				$ 12,074
TOTAL				**$ 543,344**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
10" P.V.C. PIPE (SDR-35)	$ 37.95	L.F.	776	$ 29,449
8" P.V.C. PIPE (SDR-35)	$ 29.25	L.F.	1971	$ 57,652
4' DIAMETER MANHOLE	$ 4,815.00	EA.	7	$ 33,705
MANHOLE I & I BARRIER	$ 345.00	EA.	7	$ 2,415
CONNECT TO EXISTING	$ 1,815.00	EA.	1	$ 1,815
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 67.75	L.F.	80	$ 5,420
14" STEEL ENCASEMENT BY BORE	$ 380.00	L.F.	132	$ 50,160
END AND PLUG	$ 50.00	EA.	1	$ 50
TRENCH SAFETY	$ 0.10	L.F.	2747	$ 275
TESTING & T.V. INSPECTION	$ 1.15	L.F.	2747	$ 3,159
ENGINEERING, PLATTING & STAKING (10%)				$ 18,410
MISCELLANEOUS ITEMS (2.5%)				$ 4,602
TOTAL				**$ 207,112**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 56.50	L.F.	1574	$ 88,931
18" R.C.P. (RUBBER GASKET)	$ 65.00	L.F.	414	$ 26,910
21" R.C.P.	$ 62.00	L.F.	703	$ 43,586
21" R.C.P. (RUBBER GASKET)	$ 72.50	L.F.	10	$ 725
24" R.C.P.	$ 71.50	L.F.	337	$ 24,096
27" R.C.P. (RUBBER GASKET)	$ 89.00	L.F.	179	$ 15,931
30" R.C.P.	$ 89.00	L.F.	550	$ 48,950
30" R.C.P. (RUBBER GASKET)	$ 98.00	L.F.	230	$ 22,540
36" R.C.P.	$ 116.00	L.F.	208	$ 24,128
36" R.C.P. (RUBBER GASKET)	$ 137.50	L.F.	385	$ 52,938
42" R.C.P.	$ 151.00	L.F.	275	$ 41,525
48" R.C.P.	$ 179.00	L.F.	106	$ 18,974
48" R.C.P. (RUBBER GASKET)	$ 201.00	L.F.	580	$ 116,580
7' X 4' R.C.B (RUBBER GASKET)	$ 466.00	L.F.	691	$ 322,006
10' INLET	$ 4,200.00	EA.	32	$ 134,400
15' INLET	$ 5,000.00	EA.	2	$ 10,000
2-GRATE COMBO INLET	$ 5,475.00	EA.	7	$ 38,325
7' X 4' SWO HEADWALL	$ 7,700.00	EA.	1	$ 7,700
4'X4' STORM SEWER MANHOLE	$ 5,700.00	EA.	5	$ 28,500
5'X5' STORM SEWER MANHOLE	$ 6,950.00	EA.	2	$ 13,900
9' X 4' JUNCTION BOX (15' DEEP)	$ 16,350.00	EA.	1	$ 16,350
9' X 6' JUNCTION BOX	$ 13,950.00	EA.	1	$ 13,950
CONNECT TO EXISTING STORM LINE	$ 575.00	EA.	1	$ 575
TRENCH SAFETY	$ 0.10	L.F.	6242	$ 624
TV INSPECTION	$ 1.50	L.F.	6242	$ 9,363
ENGINEERING, PLATTING & STAKING (10%)				$ 112,151
MISCELLANEOUS ITEMS (2.5%)				$ 27,804
TOTAL				**$ 1,261,460**

STORM SEWER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 56.50	L.F.	516	$ 29,154
18" R.C.P. (RUBBER GASKET)	$ 65.00	L.F.	207	$ 13,455
21" R.C.P.	$ 62.00	L.F.	11	$ 682
30" R.C.P.	$ 89.00	L.F.	115	$ 10,235
33" R.C.P.	$ 102.00	L.F.	106	$ 10,812
10' RECESSED INLET	$ 4,350.00	EA.	7	$ 30,450
4'x4' DROP INLET	$ 3,350.00	EA.	1	$ 3,350
4'X4' STORM SEWER MANHOLE	$ 5,700.00	EA.	1	$ 5,700
5'X5' STORM SEWER MANHOLE	$ 6,950.00	EA.	1	$ 6,950
DETENTION POND OUTLET STRUCTURE	$ 10,375.00	EA.	2	$ 20,750
CONNECT TO EXISTING STORM LINE	$ 575.00	EA.	9	$ 5,175
END AND PLUG 18" RCP	$ 50.00	EA.	2	$ 100
REMOVE EXISTING DROP INLET	$ 450.00	EA.	3	$ 1,350
REMOVE EXISTING CURB INLET	$ 500.00	EA.	1	$ 500
TRENCH SAFETY	$ 0.10	L.F.	955	$ 96
TV INSPECTION	$ 1.50	L.F.	955	$ 1,433
ENGINEERING, PLATTING & STAKING (10%)				$ 2,593
MISCELLANEOUS ITEMS (2.5%)				$ 648
TOTAL				**$ 32,644**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT (25')	$ 42.85	S.Y.	21,136	$ 905,678
6" REINF. CONCRETE STREET PAVEMENT (29')	$ 42.85	S.Y.	6,019	$ 257,914
6" REINF. CONCRETE ALLEY (12')	$ 55.80	S.Y.	9,982	$ 556,996
6" LIME TREATED SUBGRADE	$ 3.55	S.Y.	40,469	$ 143,665
HYDRATED LIME (36 LBS/SY)	$ 170.00	TON	612	$ 104,040
5' SIDEWALK	$ 6.15	S.F.	58,385	$ 359,068
BARRIER FREE RAMPS	$ 2,000.00	EA.	23	$ 46,000
DETECTABLE WARNING AT ALLEY	$ 1,000.00	EA.	29	$ 29,000
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 275.00	EA.	40	$ 11,000
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,325.00	EA.	6	$ 7,950
ENGINEERING, PLATTING & STAKING (10%)				$ 242,131
MISCELLANEOUS ITEMS (2.5%)				$ 60,533
TOTAL				**$ 2,723,974**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
9" REINF. CONCRETE STREET PAVEMENT	$ 55.30	SY.	9055	$ 500,742
8" LIME TREATED SUBGRADE	$ 5.50	SY.	9717	$ 53,444
HYDRATED LIME	$ 170.00	TN.	175	$ 29,750
LAYDOWN MEDIAN NOSE WITH STAMPED CONCRETE	$ 40.00	SY.	171	$ 6,840
CONCRETE STREET HEADER	$ 20.00	LF.	28	$ 560
ROAD BARRICADE	$ 35.00	L.F.	36	$ 1,260.00
CONNECT TO EXISTING	$ 800.00	EA.	1	$ 800
SIDEWALK	$ 6.15	SF.	7600	$ 46,740
BARRIER FREE RAMPS	$ 2,000.00	EA.	5	$ 10,000
STREET NAME BLADES (BRANDON INDUSTRIES)	$ 275.00	EA.	4	$ 1,100
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,325.00	EA.	2	$ 2,650
SAWCUT AND DISPOSE OF CONCRETE CURB & GUTTER	$ 25.00	LF.	1013	$ 25,325
REMOVE EXISTING CONCRETE PAVEMEMT	$ 12.00	SY.	508	$ 6,096
TAFFIC CONTROL	$ 8,000.00	LS.	1	$ 8,000
ENGINEERING, PLATTING & STAKING (10%)				$ 68,531
MISCELLANEOUS ITEMS (2.5%)				$ 17,333
TOTAL				**$ 779,170**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,500.00	L.S.	1	$ 1,500
ENGINEERING REVIEW FEE	$ 10,000.00	L.S.	1	$ 10,000
INSPECTION FEE (4%)	$ 254,169.69	L.S.	1	$ 254,170
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000
MATERIAL TESTING	$ 250.00	LOT.	227	$ 56,750
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000
TOTAL				**$ 342,420**

CAMBRIDGE CROSSING PHASE TWO INDIRECT SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE TWO	46.878	**227**	$2,303,000	$10,145	$49,128
TOTAL	**46.878**	**227**	**$2,303,000**	**$10,145**	**$49,128**

NOTES:

1) COSTS EXCLUDE ALL FEES AND COSTS ASSOCIATED WITH ROADWAY AND PUBLIC UTILITY IMPROVEMENTS.
2) ASSUMES MOISTURE CONDITIONING. A GEOTECHNICAL REPORT IS NEEDED TO DETERMINE REQUIREMENTS.
3) DEVELOPER TO CONFIRM LANDSCAPE, SCREENING WALL, ENTRY MONUMENTATION COSTS WITH APPROPRIATE CONSULTANT

CAMBRIDGE CROSSING PHASE TWO - INDIRECT DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE/POST EROSION CONTROL	$ 400.00	LOT	227	$ 90,800.00
MISCELLANEOUS ITEMS (5%)				$ 5,200.00
TOTAL				**$ 96,000.00**

EXCAVATION	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,080.00	AC.	31.4	$ 33,889.00
LOT EXCAVATION (NORTH)	$ 2.37	C.Y.	5,730	$ 13,580.00
LOT EXCAVATION (SOUTH)	$ 2.47	C.Y.	19,378	$ 47,864.00
IMPORT	$ 8.15	C.Y.	3174	$ 25,865.00
HAUL EXCESS AND PLACE	$ 8.95	C.Y.	8796	$ 78,720.00
MOISTURE CONDITION PADS	$539,195.00	LS.	1	$ 539,195.00
INSTALL POLY ON LOTS (ZONE 2 NORTH)	$ 760.00	LOT	10	$ 7,600.00
INSTALL POLY ON LOTS (ZONE 2 SOUTH)	$ 440.00	LOT	174	$ 76,560.00
INSTALL POLY ON LOTS (ZONE 3 SOUTH)	$ 520.00	LOT	4	$ 2,080.00
INITIAL LOT BENCHING (NORTH)	$ 260.00	LOT	29	$ 7,540.00
INITIAL LOT BENCHING (SOUTH)	$ 140.00	LOT	198	$ 27,720.00
FINAL LOT BENCHING (NORTH)	$ 260.00	LOT	29	$ 7,540.00
FINAL LOT BENCHING (SOUTH)	$ 140.00	LOT	198	$ 27,720.00
MISCELLANEOUS ITEMS (5%)				$ 45,127.00
TOTAL				**$ 941,000.00**

RETAINING WALL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
LOT WALLS	$ 44,956.00	LS.	1	$ 44,956.00
MISCELLANEOUS ITEMS (5%)				$ 3,044.00
TOTAL				**$ 48,000.00**

AMENITY IMPROVEMENTS	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)

MISCELLANEOUS ON-SITE IMPROVEMENTS	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
ELECTRIC & GAS SERVICE (INCLUDES STREET LIGHT	$ 2,920.00	LOT	227	$ 662,840.00
FRANCHISE UTILITY SLEEVES	$ 10.00	L.F.	600	$ 6,000.00
MISCELLANEOUS ITEMS (5%)				$ 34,160.00
TOTAL				**$ 703,000.00**

MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
ENGINEERING	$ 61,165.00	%	1	$ 61,165.00
STAKING	$ 32,935.00	%	1	$ 32,935.00
FINAL GEO-TECH REPORT	$ 350.00	LOT	227	$ 79,450.00
PARK FEE	$ 1,500.00	LOT	227	$ 340,500.00
TOTAL				**$ 515,000.00**

GRAND TOTAL	**$ 2,303,000.00**

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: ~~7/20/2021~~ *Revised: 09/23/22*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$113,611	$469	$1,658
EXCAVATION (DIRECT)	$214,285	$885	$3,127
ROADWAY - EXCAVATION (MAJOR IMPROVEMENT)	$122,111	$505	$1,782
STORM - RETAINING WALLS (MAJOR IMPROVEMENT)	$1,277,000	$5,276.86	$18,632.00
WATER (DIRECT)	$1,009,058	$4,170	$14,723
SANITARY SEWER (DIRECT)	$723,478	$2,990	$10,556
STORM SEWER (DIRECT)	$1,403,769	$5,801	$20,482
STORM SEWER (MAJOR IMPROVEMENTS)	$852,917	$3,524	$12,444
ROADWAY - PAVING (DIRECT)	$2,437,534	$10,072	$35,565
ROADWAY - PAVING (MAJOR IMPROVEMENTS)	$ 354,324	$ 1,464	$ 5,170
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$359,310	$1,485	$5,243
GRAND TOTAL	**$8,867,398**	**$36,642**	**$129,379**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: 7/20/2021 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	6925	$ 10,387.50
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	20300	$ 25,375.00
INLET PROTECTION	$ 500.00	EA	48	$ 24,000.00
DISK & SEED	$ 325.00	ACRE	53	$ 17,225.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,098.75
MISCELLANEOUS ITEMS (2.5%)				$ 2,524.69
TOTAL				**$ 113,610.94**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING (NORTH)	$ 1,860.00	ACRE	3.2	$ 5,952
CLEARING AND GRUBBING (SOUTH)	$ 1,200.00	ACRE	12.5	$ 15,000
ONSITE CUT/FILL (N)	$ 2.65	C.Y.	5057	$ 13,401
ONSITE CUT/FILL (S)	$ 2.95	C.Y.	21280	$ 62,776
SURCHARGE - BORROW FROM STOCKPILE (N)	$ 2.40	C.Y.	2233	$ 5,359
SURCHARGE - HAUL TO STOCKPILE (S)	$ 2.45	C.Y.	6523	$ 15,981
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000
MC STREET SUBGRADE 5' DEEP	$ 3.25	C.Y.	20925	$ 68,006
ENGINEERING, PLATTING & STAKING (10%)				$ 19,048
MISCELLANEOUS ITEMS (2.5%)				$ 4,762
TOTAL				**$ 214,285**

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING (NORTH)	$ 1,860.00	ACRE	7.4	$ 13,764
CLEARING AND GRUBBING (SOUTH)	$ 1,200.00	ACRE	6.9	$ 8,244
ONSITE CUT/FILL (N)	$ 2.65	C.Y.	11638	$ 30,841
ONSITE CUT/FILL (S)	$ 2.95	C.Y.	11718	$ 34,568
SURCHARGE - BORROW FROM STOCKPILE (N)	$ 2.40	C.Y.	5140	$ 12,336
SURCHARGE - HAUL TO STOCKPILE (S)	$ 2.45	C.Y.	3588	$ 8,791
ENGINEERING, PLATTING & STAKING (10%)				$ 10,854
MISCELLANEOUS ITEMS (2.5%)				$ 2,714
TOTAL				**$ 122,111**

RETAINING WALL (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALLS	$ 1,215,917.00	L.S.	1	$ 1,215,917.00
MISCELLANEOUS ITEMS (5%)				$ 61,083.00
TOTAL				**$ 1,277,000.00**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: 7/20/2021 *Revised:*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 46.90	L.F.	10079	$ 472,705
6" GATE VALVE & BOX	$ 1,035.00	EA.	21	$ 21,735
8" GATE VALVE & BOX	$ 1,575.00	EA.	32	$ 50,400
FIRE HYDRANT W/ 6" LEAD	$ 4,850.00	EA.	21	$ 101,850
TEMPORARY POST F.H. FLUSH VAVLE	$ 3,090.00	EA.	1	$ 3,090
1" SINGLE WATER SERVICE	$ 832.00	EA.	240	$ 199,680
CONNECT TO EXISTING	$ 450.00	EA.	5	$ 2,250
MISCELLANEOUS FITTINGS	$ 5,895.00	TON	5.8	$ 34,191
TRACE WIRE STATIONS	$150.00	EA.	40.0	$ 6,000
TESTING & CHLORINATION	$ 0.50	L.F.	10079	$ 5,040
ENGINEERING, PLATTING & STAKING (10%)				$ 89,694
MISCELLANEOUS ITEMS (2.5%)				$ 22,424
TOTAL				**$ 1,009,058**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. SEWER (SDR-35)	$ 36.25	L.F.	7756	$ 281,155
4' DIAMETER MANHOLE	$ 5,115.00	EA.	26	$ 132,990
4' DIAMETER DROP MANHOLE	$ 8,165.00	EA.	1	$ 8,165
ADJUST EX. SEWER MANHOLE RIM GRADE	$ 800.00	EA.	6	$ 4,800
4" SERVICE LINES	$ 874.00	EA.	194	$ 169,556
16" SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 104.00	L.F.	80	$ 8,320
LOCATE & ADJUST EX. SEWER SERVICE	$ 375.00	EA.	47	$ 17,625
MANHOLE I & I BARRIERS	$ 405.00	EA.	10	$ 4,050
CONNECT TO EX. MANHOLE	$ 1,895.00	EA.	1	$ 1,895
CONNECT TO EX. SEWER MAIN	$ 450.00	EA.	3	$ 1,350
TRENCH SAFETY	$ 0.10	L.F.	7756	$ 776
TESTING & T.V. INSPECTION	$ 1.60	L.F.	7756	$ 12,410
ENGINEERING, PLATTING & STAKING (10%)				$ 64,309
MISCELLANEOUS ITEMS (2.5%)				$ 16,077
TOTAL				**$ 723,478**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: 7/20/2021 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 59.00	L.F.	748	$ 44,132
18" R.C.P. (RUBBER GASKET)	$ 68.00	L.F.	665	$ 45,220
21" R.C.P.	$ 65.00	L.F.	118	$ 7,670
21" R.C.P. (RUBBER GASKET)	$ 77.00	L.F.	216	$ 16,632
24" R.C.P.	$ 74.50	L.F.	405	$ 30,173
24" R.C.P. (RUBBER GASKET)	$ 85.00	L.F.	116	$ 9,860
27" R.C.P.	$ 81.50	L.F.	535	$ 43,603
27" R.C.P. (RUBBER GASKET)	$ 94.00	L.F.	66	$ 6,204
30" R.C.P.	$ 93.00	L.F.	650	$ 60,450
30" R.C.P. (RUBBER GASKET)	$ 103.00	L.F.	374	$ 38,522
33" R.C.P.	$ 107.50	L.F.	117	$ 12,578
33" R.C.P. (RUBBER GASKET)	$ 124.50	L.F.	213	$ 26,519
36" R.C.P.	$ 123.00	L.F.	551	$ 67,773
48" R.C.P.	$ 189.50	L.F.	20	$ 3,790
48" R.C.P. (RUBBER GASKET)	$ 213.00	L.F.	450	$ 95,850
7' X 5' R.C.B (RUBBER GASKET)	$ 537.00	L.F.	185	$ 99,345
7' X 6' R.C.B (RUBBER GASKET)	$ 580.00	L.F.	484	$ 280,720
18" SLOPED END HEADWALL (4:1 NO BARS)	$ 3,150.00	EA.	1	$ 3,150
30" SLOPED END HEADWALL (4:1 NO BARS)	$ 3,300.00	EA.	1	$ 3,300
7' X 6' SWO HEADWALL (4:1 H=7' NO BARS)	$ 12,975.00	EA.	1	$ 12,975
10' CURB INLET	$ 4,700.00	EA.	48	$ 225,600
12' CURB INLET	$ 5,150.00	EA.	4	$ 20,600
4' X 4' STORM SEWER MANHOLE	$ 5,950.00	EA.	5	$ 29,750
5' X 5' STORM SEWER MANHOLE	$ 7,200.00	EA.	2	$ 14,400
8' X 8' STORM SEWER MANHOLE	$ 17,900.00	EA.	2	$ 35,800
CONNECT TO EXISTING STORM LINE	$ 550.00	EA.	3	$ 1,650
TRENCH SAFETY	$ 0.10	L.F.	5913	$ 591
TV INSPECTION	$ 1.85	L.F.	5913	$ 10,939
ENGINEERING, PLATTING & STAKING (10%)				$ 124,779
MISCELLANEOUS ITEMS (2.5%)				$ 31,195
TOTAL				**$ 1,403,769**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe) (RUBBER GASKET)*	$ 68.00	L.F.	78	$ 5,304
33" R.C.P.	$ 107.50	L.F.	192	$ 20,640
33" R.C.P. (RUBBER GASKET)	$ 124.50	L.F.	199	$ 24,776
48" R.C.P. (RUBBER GASKET)	$ 213.00	L.F.	357	$ 76,041
5' X 4' R.C.B. (RUBBER GASKET)	$ 327.00	L.F.	219	$ 71,613
6' X 6' R.C.B (RUBBER GASKET)	$ 512.00	L.F.	168	$ 86,016
33" SLOPED END HEADWALL	$ 3,375.00	EA.	1	$ 3,375
6' X 6' SWO HEADWALL (4:1 H=7' NO BARS)	$ 12,375.00	EA.	2	$ 24,750
10' CURB INLET	$ 4,700.00	EA.	4	$ 18,800
5' X 5' STORM MANHOLE	$ 7,200.00	EA.	1	$ 7,200
6' X 6' STORM MANHOLE	$ 12,375.00	EA.	1	$ 12,375
CONNECT TO EXISTING STORM LINE	$ 550.00	EA.	1	$ 550
REM. 8' X 8' WYE INLET TOP & INSTALL GRATE	$ 13,500.00	EA.	1	$ 13,500
15 - 10' X 2' BOX CULVERT (MC-10-10)	$ 16,250.00	L.F.	6	$ 97,500
15 - 10' X 2' SWO HEADWALL w/10' LONG WING	$ 92,975.00	EA.	2	$ 185,950
PUMP DOWN PONDS	$ 20,000.00	LS	1	$ 20,000
TRENCH SAFETY	$ 0.10	L.F.	1213	$ 121
TV INSPECTION	$ 1.85	L.F.	1213	$ 2,244
POND EXCAVATION (N)	$ 6.85	C.Y.	5,800	$ 39,730
POND DEWATERING (N)	$ 20,000.00	L.S.	1	$ 20,000
POND GRADING (N)	$ 0.35	S.Y.	26,567	$ 9,298
POND GRADING (S)	$ 0.35	S.Y.	23,900	$ 8,365
DEWATER PH. 3 SOUTH POND	$ 10,000.00	L.S.	1	$ 10,000
ENGINEERING, PLATTING & STAKING (10%)				$ 75,815
MISCELLANEOUS ITEMS (2.5%)				$ 18,954
TOTAL				**$ 852,917**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: 7/20/2021 *Revised:*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 48.22	S.Y.	33,151	$ 1,598,541
6" LIME TREATED SUBGRADE	$ 3.55	S.Y.	37,531	$ 133,235
HYDRATED LIME (32 LBS/SY)	$ 206.00	TON	667	$ 137,402
5' SIDEWALK	$ 6.50	S.F.	3,347	$ 21,756
6' SIDEWALK	$ 6.50	S.F.	35,879	$ 233,214
BARRIER FREE RAMPS	$ 2,300.00	EA.	12	$ 27,600
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 275.00	EA.	20	$ 5,500
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,350.00	EA.	7	$ 9,450
ENGINEERING, PLATTING & STAKING (10%)				$ 216,670
MISCELLANEOUS ITEMS (2.5%)				$ 54,167
TOTAL				**$ 2,437,534**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT	$ 48.22	SY.	3683	$ 177,595
6" LIME TREATED SUBGRADE	$ 3.55	SY.	4170	$ 14,804
HYDRATED LIME (32 LBS/SY)	$ 206.00	TN.	75	$ 15,450
CONCRETE STREET HEADER	$ 20.00	LF.	29	$ 580
END OF ROAD BARRICADE	$ 1,100.00	L.S.	1	$ 1,100
CONNECT TO EXISTING	$ 800.00	EA.	2	$ 1,600
6' SIDEWALK	$ 6.50	SF.	3986	$ 25,909
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 318.15	S.Y.	56	$ 17,817
BARRIER FREE RAMPS	$ 2,300.00	EA.	15	$ 34,500
SAWCUT & DISPOSE OF CONCRETE CURB & GUTTER	$ 25.00	L.F.	160	$ 4,000
PAVEMENT MARKINGS	$ 3,500.00	L.S.	1	$ 3,500
STREET NAME BLADES (BRANDON INDUSTRIES)	$ 275.00	EA.	12	$ 3,300
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,350.00	EA.	6	$ 8,100
TRAFFIC CONTROL	$ 6,700.00	L.S.	1	$ 6,700
ENGINEERING, PLATTING & STAKING (10%)				$ 31,496
MISCELLANEOUS ITEMS (2.5%)				$ 7,874
TOTAL				**$ 354,324**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,500.00	L.S.	1	$ 1,500
ENGINEERING REVIEW FEE	$ 10,000.00	L.S.	1	$ 10,000
INSPECTION FEE (4%)	$ 267,310	L.S.	1	$ 267,310
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000
MATERIAL TESTING	$ 250.00	LOT.	242	$ 60,500
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000
TOTAL				**$ 359,310**

CAMBRIDGE CROSSING PHASE FOUR & FIVE - MI SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 7/20/2021 *Revised:*

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE FOUR	79.7	289	$3,832,328	$13,261	$48,084
PHASE FIVE	56.3	242	$851,722	$3,520	$15,128
CATEGORY TOTALS	**136**	**531**	**$4,684,050**	**$8,821**	**$34,442**

GENERAL NOTES:

- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.

- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN THE PAST COUPLE YEARS, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE T VOLATILITY OF PRICES TODAY.

- IMPACT FEES DUE AT TIME OF BUILDING PERMIT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ECT
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY

CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 12/12/2022 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	$174,526	$604	$2,190
RETAINING WALLS (MAJOR IMPROVEMENT)	$479,600	$1,659.52	$6,017.57
WATER (MAJOR)	$452,138	$1,564	$5,673
STORM SEWER (MAJOR IMPROVEMENT)	$1,592,645	$5,511	$19,983
ROADWAYS - PAVING (MAJOR IMPROVEMENT)	$ 1,133,420	$ 3,922	$ 14,221
GRAND TOTAL	$3,832,328	$13,261	$48,084

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 12/12/2022 *Revised:*

ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING AND GRUBBING	$ 1,200.00	ACRE	4.6	$ 5,520
ONSITE CUT/FILL	$ 2.65	C.Y.	14752	$ 39,092
SURCHARGE - BORROW FROM STOCKPILE	$ 2.40	C.Y.	46051	$ 110,522
ENGINEERING, PLATTING & STAKING (10%)				$ 15,513
MISCELLANEOUS ITEMS (2.5%)				$ 3,878
TOTAL				**$ 174,526**

RETAINING WALL (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 75.00	L.F.	1900	$ 142,500.00
5' WALL	$ 95.00	L.F.	110	$ 10,450.00
8' WALL	$ 175.00	L.F.	858	$ 150,150.00
MISCELLANEOUS ITEMS (5%)				$ 176,500.00
TOTAL				**$ 479,600.00**

WATER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE DR-14	$ 80.50	L.F.	3320	$ 267,260.00
12" GATE VALVE & BOX	$ 4,050.00	EA.	12	$ 48,600.00
6" GATE VALVE & BOX	$ 1,035.00	EA.	10	$ 10,350
FIRE HYDRANT W/ 6" LEAD	$ 4,850.00	EA.	10	$ 48,500
CONNECT TO EXISTING	$ 450.00	EA.	2	$ 900
MISCELLANEOUS FITTINGS	$ 5,895.00	TON	4.0	$ 23,580
TRACE WIRE STATIONS	$150.00	EA.	7.0	$ 1,050
TESTING & CHLORINATION	$ 0.50	L.F.	3320	$ 1,660
ENGINEERING, PLATTING & STAKING (10%)				$ 40,190
MISCELLANEOUS ITEMS (2.5%)				$ 10,048
TOTAL				**$ 452,138**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 12/12/2022 *Revised:*

STORM SEWER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P.	$ 65.00	L.F.	550	$ 35,750
21" R.C.P. (RUBBER GASKET)	$ 77.00	L.F.	216	$ 16,632
30" R.C.P. (RUBBER GASKET)	$ 103.00	L.F.	238	$ 24,514
48" R.C.P.	$ 189.50	L.F.	359	$ 68,031
54" R.C.P.	$ 200.00	L.F.	190	$ 38,000
5' X 5' R.C.B. *(Reinforced Concrete Box)*	$ 315.00	L.F.	395	$ 124,425
5' X 5' R.C.B. (RUBBER GASKET)	$ 360.00	L.F.	87	$ 31,320
6' X 5' R.C.B	$ 400.00	L.F.	74	$ 29,600
6' X 5' R.C.B (RUBBER GASKET)	$ 490.00	L.F.	456	$ 223,440
10' X 5' R.C.B (RUBBER GASKET)	$ 680.00	L.F.	196	$ 133,280
2-6'X5' R.C.B.	$ 750.00	L.F.	80	$ 60,000
21" SLOPED END HEADWALL (4:1 NO BARS)	$ 3,150.00	EA.	2	$ 6,300
30" SLOPED END HEADWALL (4:1 NO BARS)	$ 3,300.00	EA.	4	$ 13,200
5' X 5' SWO HEADWALL (4:1 H=7' NO BARS)	$ 11,000.00	EA.	1	$ 11,000
6' X 5' SWO HEADWALL (4:1 H=7' NO BARS)	$ 12,500.00	EA.	1	$ 12,500
10' CURB INLET	$ 4,700.00	EA.	22	$ 103,400
4' X 4' STORM SEWER MANHOLE	$ 5,950.00	EA.	3	$ 17,850
5' X 5' STORM SEWER MANHOLE	$ 7,200.00	EA.	2	$ 14,400
8' X 8' STORM SEWER MANHOLE	$ 17,900.00	EA.	2	$ 35,800
CONNECT TO EXISTING STORM LINE	$ 550.00	EA.	1	$ 550
POND OUTLET STRUCTURE	$ 50,000.00	EA.	1	$ 50,000
TRENCH SAFETY	$ 0.10	L.F.	2841	$ 284
TV INSPECTION	$ 1.85	L.F.	2841	$ 5,256
POND EXCAVATION	$ 6.85	C.Y.	52,577	$ 360,153
ENGINEERING, PLATTING & STAKING (10%)				$ 141,568
MISCELLANEOUS ITEMS (2.5%)				$ 35,392
TOTAL				**$ 1,592,645**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 12/12/2022 *Revised:*

ROADWAYS - PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT	$ 48.22	SY.	9455	$ 455,921
6" LIME TREATED SUBGRADE	$ 3.55	SY.	10760	$ 38,198
HYDRATED LIME (32 LBS/SY)	$ 206.00	TN.	173	$ 35,638
CONCRETE STREET HEADER	$ 20.00	LF.	1	$ 20
END OF ROAD BARRICADE	$ 1,100.00	L.S.	1	$ 1,100
CONNECT TO EXISTING	$ 800.00	EA.	2	$ 1,600
6' SIDEWALK	$ 6.50	SF.	44880	$ 291,720
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 318.15	S.Y.	35	$ 11,136
BARRIER FREE RAMPS	$ 2,300.00	EA.	19	$ 43,700
SAWCUT & DISPOSE OF CONCRETE CURB & GUTTER	$ 25.00	L.F.	170	$ 4,250
PAVEMENT MARKINGS	$ 3,500.00	L.S.	2	$ 7,000
STREET NAME BLADES (BRANDON INDUSTRIES)	$ 275.00	EA.	4	$ 1,100
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,350.00	EA.	2	$ 2,700
TRAFFIC CONTROL	$ 6,700.00	L.S.	1	$ 6,700
ENGINEERING, PLATTING & STAKING (10%)	10%	%		$ 90,078
CONSTRUCTION MANAGEMENT	5%	%		$ 45,039
PID CREATION & LEGAL	$ 75,000.00	EA.	1	$ 75,000
MISCELLANEOUS ITEMS (2.5%)				$ 22,520
TOTAL				**$ 1,133,420**

CAMBRIDGE CROSSING PHASE FIVE MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 56.3*

Prepared: 12/12/2022 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	$17,663	$72.99	$314
WATER (MAJOR)	$128,093	$529.31	$2,275
STORM SEWER (MAJOR IMPROVEMENT)	$225,865	$933	$4,012
ROADWAYS - PAVING (MAJOR IMPROVEMENT)	$ 480,102	$ 1,984	$ 8,528
GRAND TOTAL	$851,722	$3,520	$15,128

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FIVE MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 56.3*

Prepared: 12/12/2022 *Revised:*

ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING AND GRUBBING	$ 1,200.00	ACRE	1.6	$ 1,920
ONSITE CUT/FILL	$ 2.65	C.Y.	5200	$ 13,780
ENGINEERING, PLATTING & STAKING (10%)				$ 1,570
MISCELLANEOUS ITEMS (2.5%)				$ 393
TOTAL				**$ 17,663**

WATER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE DR-14	$ 80.50	L.F.	900	$ 72,450.00
12" GATE VALVE & BOX	$ 4,050.00	EA.	4	$ 16,200.00
6" GATE VALVE & BOX	$ 1,035.00	EA.	2	$ 2,070
FIRE HYDRANT W/ 6" LEAD	$ 4,850.00	EA.	2	$ 9,700
CONNECT TO EXISTING	$ 450.00	EA.	2	$ 900
MISCELLANEOUS FITTINGS	$ 5,895.00	TON	2.0	$ 11,790
TRACE WIRE STATIONS	$150.00	EA.	2.0	$ 300
TESTING & CHLORINATION	$ 0.50	L.F.	900	$ 450
ENGINEERING, PLATTING & STAKING (10%)				$ 11,386
MISCELLANEOUS ITEMS (2.5%)				$ 2,847
TOTAL				**$ 128,093**

STORM SEWER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P. *(Reinforced Concrete Pipe)*	$ 65.00	L.F.	120	$ 7,800
42" R.C.P.	$ 165.00	L.F.	260	$ 42,900
54" R.C.P.	$ 205.00	L.F.	340	$ 69,700
5' X 5' R.C.B.	$ 315.00	L.F.	110	$ 34,650
10' CURB INLET	$ 4,700.00	EA.	4	$ 18,800
6' X 6' STORM MANHOLE	$ 12,375.00	EA.	2	$ 24,750
CONNECT TO EXISTING STORM LINE	$ 550.00	EA.	1	$ 550
TRENCH SAFETY	$ 0.10	L.F.	830	$ 83
TV INSPECTION	$ 1.85	L.F.	830	$ 1,536
ENGINEERING, PLATTING & STAKING (10%)				$ 20,077
MISCELLANEOUS ITEMS (2.5%)				$ 5,019
TOTAL				**$ 225,865**

ROADWAYS - PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT	$ 48.22	SY.	4540	$ 218,919
6" LIME TREATED SUBGRADE	$ 3.55	SY.	5195	$ 18,443
HYDRATED LIME (32 LBS/SY)	$ 206.00	TN.	84	$ 17,304
CONNECT TO EXISTING	$ 800.00	EA.	2	$ 1,600
6' SIDEWALK	$ 6.50	S.F.	10,680	$ 69,420
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 318.15	S.Y.	10	$ 3,182
BARRIER FREE RAMPS	$ 2,300.00	EA.	4	$ 9,200
TRAFFIC CONTROL	$ 6,700.00	L.S.	1	$ 6,700
ENGINEERING, PLATTING & STAKING (10%)	10%			$ 34,477
CONSTRUCTION MANAGEMENT	5%	%		$ 17,238
PID CREATION & LEGAL	$ 75,000.00	EA.	1	$ 75,000
MISCELLANEOUS ITEMS (2.5%)				$ 8,619
TOTAL				**$ 480,102**

CAMBRIDGE CROSSING PHASE FOUR DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 08/23/2023

Total Lots: 289 *Total Acres: 79.9*

Prepared: 1/3/2025 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$123,159	$426	$1,541
EXCAVATION (DIRECT)	$518,825	$1,795	$6,493
EXCAVATION (MAJOR IMPROVEMENT)	$472,289	$1,634	$5,911
RETAINING WALLS (MAJOR IMPROVEMENT)	$503,196	$1,741.16	$6,297.82
WATER (DIRECT)	$1,505,785	$5,210	$18,846
WATER (MAJOR)	$432,486	$1,496	$5,413
SANITARY SEWER (DIRECT)	$1,134,868	$3,927	$14,204
SANITARY SEWER (MAJOR)	$280,761	$971	$3,514
STORM SEWER (DIRECT)	$1,205,107	$4,170	$15,083
STORM SEWER (MAJOR IMPROVEMENTS)	$1,867,594	$6,462	$23,374
PAVING (DIRECT)	$3,813,237	$13,195	$47,725
PAVING (MAJOR IMPROVEMENTS)	**$ 1,746,297**	**$ 6,043**	**$ 21,856**
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$1,085,613	$3,756	$13,587
GRAND TOTAL	**$14,689,217**	**$50,828**	**$183,845**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 08/23/2023

Total Lots: 289 *Total Acres: 79.9*

Prepared: 1/3/2025 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	4300	$ 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.	30000	$ 37,500.00
INLET PROTECTION	$ 500.00	EA	70	$ 35,000.00
DISK & SEED	$ 325.00	ACRE	57	$ 18,525.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,947.50
MISCELLANEOUS ITEMS (2.5%)				$ 2,736.88
TOTAL				**$ 123,159.38**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 08/23/2023

Total Lots: 289 *Total Acres: 79.9*

Prepared: 1/3/2025 *Revised:*

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 855.00	ACRE	12.7	$10,858.50
ONSITE CUT/FILL	$ 3.05	C.Y.	25,910	$79,024.77
SURCHARGE - HAUL TO STOCKPILE	$ 3.20	C.Y.	14,420	$46,144.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	1	$2,000.00
CO1 - MC STREET SUBGRADE 5' DEEP	$ 4.29	C.Y.	58,100	$249,249.00
CO2 - GTD EXCAVATION & HAUL TO STOCKPILE	$ 3.20	C.Y.	14,028	$44,889.60
CO3 - MOBILIZATION	$ 2,000.00	EA.	1	$2,000.00
CO3 - GTD EXCAVATION & HAUL TO STOCKPILE	$ 2.50	C.Y.	14,500	$36,250.00
ENGINEERING, PLATTING & STAKING (10%)				$38,727.63
MISCELLANEOUS ITEMS (2.5%)				$9,681.91
TOTAL				**$518,825.41**

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 855.00	ACRE	4.6	$3,933.00
CLEARING & GRUBBING	$ 855.00	ACRE	5.8	$4,959.00
ONSITE CUT/FILL	$ 3.05	C.Y.	9,385	$28,623.15
ONSITE CUT/FILL	$ 3.05	C.Y.	40,809	$124,467.91
SURCHARGE - HAUL TO STOCKPILE	$ 3.20	C.Y.	57,680	$184,576.00
CO4 - MOBILIZATION	$ 8,000.00	LS.	1	$8,000.00
CO4 - DEWATER PONDS	$ 5,200.00	LS.	1	$5,200.00
CO4 - 366 EXCAVATOR	$ 240.00	HR.	70	$16,800.00
CO4 - 745 OFF ROAD TRUCKS	$ 275.00	HR.	135	$37,125.00
CO4 - 850 DOZER	$ 195.00	HR.	75	$14,625.00
CO4 - GRADE CHECKER	$ 55.00	HR.	12	$660.00
ENGINEERING, PLATTING & STAKING (10%)				$34,655.91
MISCELLANEOUS ITEMS (2.5%)				$8,663.98
TOTAL				**$472,288.94**

RETAINING WALL (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND 1 WALLS	$ 96,822.00	L.S.	1	$ 96,822.00
POND 2 WALLS	$ 122,557.00	L.S.	1	$ 122,557.00
POND 3 WALLS	$ 259,855.00	L.S.	1	$ 259,855.00
MISCELLANEOUS ITEMS (5%)				$ 23,961.70
TOTAL				**$ 503,195.70**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 50.85	L.F.	11,309	$ 575,062.65
8" GATE VALVE & BOX	$ 2,700.00	EA.	34	$ 91,800.00
FIRE HYDRANT W/ 6" LEAD	$ 8,710.00	EA.	29	$ 252,590.00
1" SINGLE WATER SERVICE	$ 1,018.00	EA.	293	$ 298,274.00
CONNECT TO EXISTING	$ 550.00	EA.	2	$ 1,100.00
MISCELLANEOUS FITTINGS	$ 7,325.00	TON	9.2	$ 67,390.00
18" X 8" CUT IN TEE	$ 14,075.00	EA.	1	$ 14,075.00
POST HYDRANT	$ 4,550.00	EA.	2	$ 9,100.00
TESTING & CHLORINATION	$ 0.95	L.F.	11,309	$ 10,743.55
TRENCH SAFETY	$ 0.10	L.F.	11,309	$ 1,130.90
MAINTENANCE BOND	$ 73,450.00	%	23%	$ 17,209.71
ENGINEERING, PLATTING & STAKING (10%)				$ 133,847.58
MISCELLANEOUS ITEMS (2.5%)				$ 33,461.90
TOTAL				**$1,505,785.29**

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

CAMBRIDGE CROSSING PHASE FOUR DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 08/23/2023

Total Lots: 289 *Total Acres: 79.9*

Prepared: 1/3/2025 *Revised:*

WATER (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 50.85	L.F.	1,580	$ 80,343.00
12" P.V.C. WATERLINE	$ 79.50	L.F.	2,326	$ 184,917.00
8" GATE VALVE & BOX	$ 2,700.00	EA.	14	$ 37,800.00
12" GATE VALVE & BOX	$ 4,800.00	EA.	6	$ 28,800.00
FIRE HYDRANT W/ 6" LEAD	$ 8,710.00	EA.	3	$ 26,130.00
CONNECT TO EXISTING	$ 550.00	EA.	1	$ 550.00
MISCELLANEOUS FITTINGS	$ 7,325.00	TON	2.3	$ 16,847.50
TESTING & CHLORINATION	$ 0.95	L.F.	3,906	$ 3,710.70
TRENCH SAFETY	$ 0.10	L.F.	3,906	$ 390.60
MAINTENANCE BOND	$ 73,450.00	%	7%	$ 4,942.90
ENGINEERING, PLATTING & STAKING (10%)				$ 38,443.17
MISCELLANEOUS ITEMS (2.5%)				$ 9,610.79
TOTAL				**$432,485.67**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. SEWER (SDR-35)	$ 40.40	L.F.	10,727	$ 433,370.80
8" P.V.C. PIPE (SDR-26)	$ 65.70	L.F.	1,986	$ 130,453.92
4' DIAMETER MANHOLE	$ 6,725.00	EA.	24	$ 161,400.00
5' DIAMETER MANHOLE	$ 12,750.00	EA.	6	$ 76,500.00
5' DIAMETER DROP MANHOLE	$ 15,750.00	EA.	3	$ 47,250.00
8" PLUG FOR FUTURE CONNECTION	$ 75.00	EA.	6	$ 450.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 550.00	EA.	5	$ 2,750.00
4" SERVICE LINES	$ 318.00	EA.	318	$ 101,124.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 168.00	L.F.	113	$ 18,984.00
TRENCH SAFETY	$ 0.10	L.F.	12,713	$ 1,271.26
TESTING & T.V. INSPECTION	$ 1.75	L.F.	12,713	$ 22,247.05
MAINTENANCE BOND	$ 73,450.00	%	18%	$ 12,970.47
ENGINEERING, PLATTING & STAKING (10%)				$ 100,877.15
MISCELLANEOUS ITEMS (2.5%)				$ 25,219.29
TOTAL				**$1,134,867.94**

SANITARY SEWER (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. SEWER (SDR-35)	$ 40.40	L.F.	1,893	$ 76,477.20
8" P.V.C. PIPE (SDR-26)	$ 65.70	L.F.	496	$ 32,613.48
4' DIAMETER MANHOLE	$ 6,725.00	EA.	6	$ 40,350.00
5' DIAMETER MANHOLE	$ 12,750.00	EA.	1	$ 12,750.00
5' DIAMETER DROP MANHOLE	$ 15,750.00	EA.	1	$ 15,750.00
5' MANHOLE OVER 21" MAIN	$ 19,400.00	EA.	1	$ 19,400.00
8" PLUG FOR FUTURE CONNECTION	$ 75.00	EA.	1	$ 75.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 168.00	L.F.	265	$ 44,520.00
TRENCH SAFETY	$ 0.10	L.F.	2,389	$ 238.94
TESTING & T.V. INSPECTION	$ 1.75	L.F.	2,389	$ 4,181.45
MAINTENANCE BOND	$ 73,450.00	%	4%	$ 3,208.83
ENGINEERING, PLATTING & STAKING (10%)				$ 24,956.49
MISCELLANEOUS ITEMS (2.5%)				$ 6,239.12
TOTAL				**$280,760.51**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 08/23/2023

Total Lots: 289 *Total Acres: 79.9*

Prepared: 1/3/2025 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 71.00	L.F.	1,390	$ 98,706.33
21" R.C.P.	$ 78.08	L.F.	648	$ 50,570.85
24" R.C.P.	$ 88.50	L.F.	1,075	$ 95,137.50
27" R.C.P.	$ 103.00	L.F.	520	$ 53,592.96
30" R.C.P.	$ 113.00	L.F.	810	$ 91,484.80
36" R.C.P.	$ 145.00	L.F.	839	$ 121,653.55
18" SLOPED END HEADWALL (4:1 NO BARS)	$ 5,700.00	EA.	1	$ 5,700.00
21" SLOPED END HEADWALL	$ 5,800.00	EA	1	$ 5,800.00
10' CURB INLET	$ 7,500.00	EA.	43	$ 322,500.00
10' CURB INLET W/DEBRIS SEPARATOR	$ 15,825.00	EA.	1	$ 15,825.00
2'X2' DROP INLET W/ APRON	$ 5,550.00	EA.	1	$ 5,550.00
4' X 4' JUNCTION BOX	$ 7,200.00	EA	10	$ 72,000.00
5' X 5' JUNCTION BOX	$ 8,500.00	EA	3	$ 25,500.00
8' X 8' JUNCTION BOX	$ 25,650.00	EA.	3	$ 76,950.00
CONNECT TO EXISTING PIPE	$ 725.00	EA.	5	$ 3,625.00
END & PLUG	$ 85.00	EA.	5	$ 425.00
TRENCH SAFETY	$ 0.10	L.F.	5,282	$ 528.18
TV INSPECTION	$ 2.25	L.F.	5,282	$ 11,884.10
MAINTENANCE BOND	$ 73,450.00	%	19%	$ 13,773.24
ENGINEERING, PLATTING & STAKING (10%)				$ 107,120.65
MISCELLANEOUS ITEMS (2.5%)				$ 26,780.16
TOTAL				**$ 1,205,107.33**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe) (RUBBER GASKET)*	$ 71.00	L.F.	1,049	$ 74,462.67
18" R.C.P. (RUBBER GASKET)	$ 83.00	LF	474	$ 39,342.00
21" R.C.P.	$ 78.08	LF	88	$ 6,896.03
21" R.C.P. (RUBBER GASKET)	$ 101.00	LF	39	$ 3,939.00
27" R.C.P.	$ 103.00	L.F.	293	$ 30,146.04
27" R.C.P. (RUBBER GASKET)	$ 129.00	L.F.	100	$ 12,900.00
30" R.C.P.	$ 113.00	L.F.	202	$ 22,871.20
36" R.C.P.	$ 145.00	L.F.	744	$ 107,881.45
4' X 4' R.C.B.	$ 353.00	L.F.	76	$ 26,828.00
5' X 2' R.C.B	$ 361.00	L.F.	20	$ 7,220.00
5' X 3' R.C.B (RUBBER GASKET)	$ 398.00	L.F.	236	$ 93,928.00
6' X 4' R.C.B	$ 521.00	L.F.	532	$ 277,172.00
6' X 4' R.C.B (RUBBER GASKET)	$ 531.00	L.F.	462	$ 245,322.00
6' X 5' R.C.B.	$ 597.00	L.F.	91	$ 54,327.00
6' X 6' R.C.B (RUBBER GASKET)	$ 636.00	L.F.	70	$ 44,520.00
10' CURB INLET	$ 7,500.00	EA.	20	$ 150,000.00
10' REC. CURB INLET RTL YORKSHIRE	$ 7,800.00	EA.	1	$ 7,800.00
10' CURB INLET W/DEBRIS SEPARATOR	$ 15,825.00	EA.	5	$ 79,125.00
4' X 4' JUNCTION BOX	$ 7,200.00	EA.	1	$ 7,200.00
5' X 5' JUNCTION BOX	$ 8,500.00	EA.	1	$ 8,500.00
3' MANHOLE RISER ON BOX	$ 5,700.00	EA.	1	$ 5,700.00
DEBRIS SEPARATOR	$ 46,300.00	EA.	5	$ 231,500.00
18" SLOPED END HEADWALL	$ 3,500.00	EA.	1	$ 3,500.00
27" TXDOT SETP-PD HEADWALL	$ 6,000.00	EA.	1	$ 6,000.00
4' X 4' TXDOT SETB-PD HEADWALL	$ 9,000.00	EA.	1	$ 9,000.00
6' X 4' TXDOT SETB-PD HEADWALL	$ 12,400.00	EA.	1	$ 12,400.00
6' X 5' TXDOT SETB-PD HEADWALL	$ 12,950.00	EA.	1	$ 12,950.00
6' X 6' TXDOT SETB-PD HEADWALL	$ 13,550.00	EA.	1	$ 13,550.00
5'X2' WEIR STRUCTURE W/ GRATE	$ 10,100.00	EA.	1	$ 10,100.00
18"X18" WEIR STRUCTURE W/ GRATE POND	$ 6,250.00	EA.	1	$ 6,250.00
12" THICK GABION BASKET	$ 399.00	SY.	11	$ 4,389.00
6'X6' POND RISER STRUCTURE W/ GRATE	$ 12,500.00	EA.	1	$ 12,500.00
TRENCH SAFETY	$ 0.10	L.F.	4,476	$ 447.62
TV INSPECTION	$ 2.25	L.F.	4,476	$ 10,071.41
MAINTENANCE BOND	$ 73,450.00	%	29%	$ 21,344.84
ENGINEERING, PLATTING & STAKING (10%)				$ 166,008.32
MISCELLANEOUS ITEMS (2.5%)				$ 41,502.08

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: 08/23/2023

Total Lots: 289 *Total Acres: 79.9*

Prepared: 1/3/2025 *Revised:*

TOTAL	**$1,867,593.65**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT (29 B-B)	$ 52.50	S.Y.	38,213	$ 2,006,182.50
6" LIME TREATED SUBGRADE	$ 3.80	S.Y.	43,187	$ 164,110.60
HYDRATED LIME (36 LBS/SY)	$ 335.00	TON	783	$ 262,305.00
INSTALL ROAD BARRICADE	$ 1,600.00	EA.	3	$ 4,800.00
5' SIDEWALK	$ 7.75	S.F.	93,018	$ 720,889.50
6' SIDEWALK	$ 7.75	S.F.	13,191	$ 102,230.25
BARRIER FREE RAMPS	$ 3,000.00	EA.	12	$ 36,000.00
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 1,450.00	EA.	44	$ 63,800.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 430.00	EA.	15	$ 6,450.00
NO OUTLET SIGN ON DECORATIVE POST	$ 2,300.00	EA.	2	$ 4,600.00
MAINTENANCE BOND	$ 26,500.00	%	69%	$ 18,176.12
ENGINEERING, PLATTING & STAKING (10%)				$ 338,954.40
MISCELLANEOUS ITEMS (2.5%)				$ 84,738.60
TOTAL				**$3,813,236.97**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT (29 B-B)	$ 52.50	S.Y.	13,049	$ 685,073.00
9" REINF. CONCRETE STREET PAVEMENT DECEL LANE	$ 92.80	S.Y.	372	$ 34,522.00
6" LIME TREATED SUBGRADE	$ 3.80	SY.	14,765	$ 56,107.00
8" LIME TREATED SUBGRADE DECEL LANE	$ 454.00	SY.	5.75	$ 2,610.50
HYDRATED LIME (36 LBS/SY)	$ 335.00	TN.	268	$ 89,780.00
CONCRETE STREET HEADER	$ 20.00	LF.	29	$ 580.00
INSTALL ROAD BARRICADE	$ 1,600.00	EA.	1	$ 1,600.00
REMOVE ROAD BARRICADE & CONN TO EXISTING	$ 300.00	EA.	1	$ 300.00
6' SIDEWALK	$ 7.75	SF.	33,668	$ 260,927.00
8' TRAIL	$ 10.50	S.F.	14,022	$ 147,231.00
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 315.00	S.Y.	240	$ 75,600.00
BARRIER FREE RAMPS	$ 3,000.00	EA.	26	$ 78,000.00
SAWCUT & DISPOSE OF CONCRETE CURB & GUTTER	$ 25.00	L.F.	467	$ 11,675.00
PAVEMENT MARKINGS DECEL LANE	$ 4,500.00	L.S.	1	$ 4,500.00
6" 4000 PSI STAMPED/STAINED CONCRETE STREET PAVEMENT	$ 315.00	SY.	235	$ 74,025.00
STREET NAME BLADES (BRANDON INDUSTRIES)	$ 1,450.00	EA.	4	$ 5,800.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 430.00	EA.	2	$ 860.00
EXCAVATION/EMBANKMENT - DECEL LANE	$ 5,750.00	L.S.	1	$ 5,750.00
TRAFFIC CONTROL	$ 9,000.00	L.S.	1	$ 9,000.00
MAINTENANCE BOND	$ 26,500.00	%	31%	$ 8,323.88
ENGINEERING, PLATTING & STAKING (10%)				$ 155,226.44
MISCELLANEOUS ITEMS (2.5%)				$ 38,806.61
TOTAL				**$1,746,297.42**

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	$ 7,658,998	%	4%	$ 306,359.90
INSPECTION FEE (4%) - MI	$ 4,327,137	%	4%	$ 173,085.49
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING - DI	$ 95,222.00	%	61%	$ 58,104.91
MATERIAL TESTING - MI	$ 95,222.00	%	39%	$ 37,117.09
CONSTRUCTION MANAGEMENT FEE (2%) - DI	$ 7,658,998	%	4%	$ 306,359.90
CONSTRUCTION MANAGEMENT FEE (2%) - MI	$ 4,327,137	%	4%	$ 173,085.49
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$1,085,612.78**

CAMBRIDGE CROSSING PHASE FIVE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 446 *Total Acres: 125*

Prepared: 6/14/2024 *Revised: 01/09/25*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$137,374	$308	$1,099
EXCAVATION (DIRECT)	$570,792	$1,280	$4,566
EXCAVATION (MAJOR IMPROVEMENTS)	$330,676	$741	$2,645
RETAINING WALL	$248,617	$557	$1,989
WATER (DIRECT)	$2,094,002	$4,695	$16,752
WATER (MAJOR IMPROVEMENTS)	$118,773	$266	$950
SANITARY SEWER (DIRECT)	$1,803,774	$4,044	$14,430
STORM SEWER (DIRECT)	$5,070,392	$11,369	$40,563
STORM SEWER (MAJOR IMPROVEMENTS)	$222,361	$499	$1,779
PAVING (DIRECT)	$5,206,940	$11,675	$41,656
PAVING (MAJOR IMPROVEMENTS)	$ 493,733	$ 1,107	$ 3,950
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$778,648	$1,746	$6,229
GRAND TOTAL	**$17,076,080**	**$38,287**	**$136,609**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FIVE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 446 *Total Acres: 125*

Prepared: 6/14/2024 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	3,790	$ 5,685.00
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.	34,740	$ 43,425.00
INLET PROTECTION	$ 500.00	EA	57	$ 28,500.00
DISK & SEED	$ 325.00	ACRE	100	$ 32,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 12,211.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,052.75
TOTAL				**$ 137,373.75**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FIVE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 446 *Total Acres: 125*

Prepared: 6/14/2024 *Revised:*

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING AND GRUBBING	$ 1,191.00	ACRE	19.6	$ 23,372.18
ONSITE CUT	$ 3.29	C.Y.	57,998	$ 190,812.73
ONSITE FILL	$ 2.85	C.Y.	0	$ -
CONSTRUCTION ENTRANCE	$ 3,500.00	EA.	1	$ 3,500.00
MC ZONE 1 STREET SUBGRADE 4' DEEP	$ 3.19	C.Y.	8,984	$ 28,658.32
MC ZONE 2 STREET SUBGRADE 5' DEEP	$ 2.71	C.Y.	96,320	$ 261,027.47
ENGINEERING, PLATTING & STAKING (10%)				$ 50,737.07
MISCELLANEOUS ITEMS (2.5%)				$ 12,684.27
TOTAL				**$ 570,792.04**

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,191.00	ACRE	25.2	$ 29,959.61
ONSITE CUT	$ 3.29	C.Y.	74,344	$ 244,593.06
MC ZONE 1 STREET SUBGRADE 4' DEEP	$ 3.19	C.Y.	676	$ 2,157.08
MC ZONE 2 STREET SUBGRADE 5' DEEP	$ 2.71	C.Y.	7,250	$ 19,647.23
ENGINEERING, PLATTING & STAKING (10%)				$ 27,455.27
MISCELLANEOUS ITEMS (2.5%)				$ 6,863.82
TOTAL				**$ 330,676.05**

RETAINING WALL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALLS	$ 117,358.00	L.S.	1	$ 117,358.00
WEST CREEK ROADWAY/TRAIL WALLS (NEAR BLK DD LOT 101)	$ 19,046.00	L.S.	1	$ 19,046.00
WEST CREEK ROADWAY WALLS (DUTCHESS WAY)	$ 70,809.00	L.S.	1	$ 70,809.00
WEST CREEK ROADWAY/TRAIL WALLS (MILLS WAY TERRACE)	$ 25,155.00	L.S.	1	$ 25,155.00
WEST CREEK ROADWAY/TRAIL WALLS (CROWN COURT)	$ 4,410.00	L.S.	1	$ 4,410.00
MISCELLANEOUS ITEMS (5%)				$ 11,838.90
TOTAL				**$ 248,616.90**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 49.50	L.F.	16,925	$ 837,787.50
8" GATE VALVE & BOX	$ 2,750.00	EA.	45	$ 123,750.00
6" GATE VALVE & BOX	$ 1,830.00	EA.	35	$ 64,050.00
FIRE HYDRANT W/ 6" LEAD	$ 6,860.00	EA.	35	$ 240,100.00
FLOW TEST FIRE HYDRANT	$ 225.00	EA.	35	$ 7,875.00
1" SINGLE WATER SERVICE	$ 984.00	EA.	442	$ 434,928.00
CONNECT TO EXISTING 8" STUB OUT	$ 475.00	EA.	10	$ 4,750.00
CONNECT TO EXISTING (18" x 8" CUT-IN TEE)	$ 16,500.00	EA.	1	$ 16,500.00
CONNECT TO EXISTING (12" x 8" CUT-IN TEE)	$ 8,600.00	EA.	1	$ 8,600.00
18" BUTTERFLY VALVE	$ 12,775.00	EA.	1	$ 12,775.00
MISCELLANEOUS FITTINGS	$ 9,725.00	TON	6.2	$ 60,100.50
TRACE WIRE STATIONS	$ 0.75	LF.	16,925	$ 12,693.75
TESTING & CHLORINATION	$ 1.00	L.F.	16,925	$ 16,925.00
TRENCH SAFETY	$ 0.10	L.F.	16,925	$ 1,692.50
MAINTENANCE BOND				$ 21,370.24
ENGINEERING, PLATTING & STAKING (10%)				$ 184,083.48
MISCELLANEOUS ITEMS (2.5%)				$ 46,020.87
TOTAL				**$ 2,094,001.83**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FIVE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 446 *Total Acres: 125*

Prepared: 6/14/2024 *Revised:*

WATER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 78.50	L.F.	952	$ 74,732.00
12" GATE VALVE & BOX	$ 5,100.00	EA.	4	$ 20,400.00
REMOVE PLUG & CONNECT TO EXISTING	$ 550.00	EA.	2	$ 1,100.00
MISCELLANEOUS FITTINGS	$ 9,725.00	TON	0.7	$ 6,515.75
TRACE WIRE STATIONS	$ 0.75	LF.	952	$ 714.00
TESTING & CHLORINATION	$ 1.00	L.F.	952	$ 952.00
TRENCH SAFETY	$ 0.10	L.F.	952	$ 95.20
MAINTENANCE BOND				$ 1,212.13
ENGINEERING, PLATTING & STAKING (10%)				$ 10,441.38
MISCELLANEOUS ITEMS (2.5%)				$ 2,610.34
TOTAL				**$ 118,772.80**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. SEWER (SDR-26)	$ 58.10	L.F.	2,456	$ 142,693.60
8" P.V.C. SEWER (SDR-35)	$ 41.20	L.F.	11,748	$ 484,017.60
4' DIAMETER MANHOLE	$ 7,450.00	EA.	32	$ 238,400.00
4' DIAMETER MANHOLE ON EX. 8" STUB OUT	$ 7,100.00	EA.	3	$ 21,300.00
5' DIAMETER MANHOLE	$ 13,800.00	EA.	4	$ 55,200.00
5' DIAMETER DROP MANHOLE	$ 16,850.00	EA.	3	$ 50,550.00
5' DIAMETER DROP MANHOLE ON EX. 21" SS	$ 21,275.00	EA.	2	$ 42,550.00
DROP CONNECTION TO EX. MANHOLE	$ 4,650.00	EA.	2	$ 9,300.00
ADJUST EX. SEWER MANHOLE RIM GRADE		EA.	3	$ -
REMOVE PLUG & CONNECT TO EXIST. SS	$ 550.00	EA.	3	$ 1,650.00
REMOVE PLUG & CONNECT TO EXIST. MH	$ 2,200.00	EA.	1	$ 2,200.00
4" SERVICE LINES	$ 1,037.00	EA.	413	$ 428,281.00
15" SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 126.00	L.F.	504	$ 63,504.00
CONCRETE CAP OVER EX. 21" SEWER MAIN	$ 121.00	L.F.	180	$ 21,780.00
TRENCH SAFETY	$ 0.10	L.F.	14,204	$ 1,420.40
TESTING & T.V. INSPECTION	$ 1.70	L.F.	14,204	$ 24,146.80
MAINTENANCE BOND				$ 18,406.47
ENGINEERING, PLATTING & STAKING (10%)				$ 158,699.34
MISCELLANEOUS ITEMS (2.5%)				$ 39,674.84
TOTAL				**$ 1,803,774.05**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 69.00	L.F.	82	$ 5,658.00
21" R.C.P.	$ 75.00	L.F.	1,035	$ 77,625.00
24" R.C.P.	$ 85.50	L.F.	357	$ 30,523.50
27" R.C.P.	$ 99.50	L.F.	1,468	$ 146,066.00
30" R.C.P.	$ 109.50	L.F.	217	$ 23,761.50
36" R.C.P.	$ 139.00	L.F.	633	$ 87,987.00
42" R.C.P.	$ 184.00	L.F.	116	$ 21,344.00
4' X 2' R.C.B	$ 269.00	L.F.	362	$ 97,378.00
4' X 4' R.C.B	$ 336.00	L.F.	1,503	$ 505,008.00
6' X 3' R.C.B	$ 449.00	L.F.	1,556	$ 698,644.00
6' X 4' R.C.B	$ 495.00	L.F.	600	$ 297,000.00
6' X 4' R.C.B (RUBBER GASKET)	$ 509.00	L.F.	356	$ 181,204.00
7' X 3' R.C.B	$ 539.00	L.F.	1,641	$ 884,499.00
7' X 4' R.C.B	$ 592.00	L.F.	449	$ 265,808.00
9' X 3' R.C.B (RUBBER GASKET)	$ 710.00	L.F.	216	$ 153,360.00
9' X 4' R.C.B	$ 774.00	L.F.	48	$ 37,152.00
CONNECT TO EXISTING RCP	$ 550.00	EA.	5	$ 2,750.00
REMOVE HW AND CONNECT TO EX RCB	$ 900.00	EA.	2	$ 1,800.00
10' CURB INLET	$ 7,850.00	EA.	54	$ 423,900.00
10' CURB INLET W/ DEBRIS SEPARATOR	$ 16,800.00	EA.	3	$ 50,400.00
14' X 14' LG DEBRIS SEPARATOR	$ 62,700.00	EA.	1	$ 62,700.00
9' X 8' LG DEBRIS SEPARATOR	$ 53,600.00	EA.	1	$ 53,600.00

11' X 4' JB	$ 18,700.00	EA.	1	$ 18,700.00
9' X 9' STORM SEWER MANHOLE	$ 20,800.00	EA.	2	$ 41,600.00
8' X 8' STORM SEWER MANHOLE	$ 16,300.00	EA.	1	$ 16,300.00
7' X 7' STORM SEWER MANHOLE	$ 12,925.00	EA.	1	$ 12,925.00
6' X 6' STORM SEWER MANHOLE	$ 11,700.00	EA.	1	$ 11,700.00
5' X 5' STORM SEWER MANHOLE	$ 8,400.00	EA.	0	$ -
4' X 4' STORM SEWER MANHOLE	$ 7,200.00	EA.	6	$ 43,200.00
MANHOLE RISER	$ 6,600.00	EA.	7	$ 46,200.00
3' X 3' DROP INLET W/ APRON	$ 6,700.00	EA.	1	$ 6,700.00
9' X 4' SLOPED END HEADWALL	$ 16,750.00	EA.	1	$ 16,750.00
9' X 3' SLOPED END HEADWALL	$ 15,600.00	EA.	1	$ 15,600.00
6' X 4' SLOPED END HEADWALL	$ 13,400.00	EA.	1	$ 13,400.00
4' X 2' PW HEADWALL	$ 28,000.00	EA.	1	$ 28,000.00
21" PW HEADWALL	$ 19,000.00	EA.	2	$ 38,000.00
PUMP DOWN POND LINE SD-G1	$ 5,675.00	EA.	1	$ 5,675.00
GABION BASKET (3 LOCATIONS)	$ 336.00	SY	39	$ 13,104.00
TRENCH SAFETY	$ 0.10	L.F.	10,639	$ 1,063.90
TV INSPECTION	$ 2.25	L.F.	10,639	$ 23,937.75
MAINTENANCE BOND				$ 51,740.43
ENGINEERING, PLATTING & STAKING (10%)				$ 446,102.37
MISCELLANEOUS ITEMS (2.5%)				$ 111,525.59
TOTAL				**$ 5,070,392.03**

STORM SEWER (MAJOR IMPROVEMENTS)	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
18" R.C.P.	$ 69.00	L.F.	-	$ -
21" R.C.P.	$ 75.00	L.F.	185	$ 13,875.00
24" R.C.P.	$ 85.50	L.F.	70	$ 5,985.00
42" R.C.P.	$ 184.00	L.F.	175	$ 32,200.00
7' X 3' R.C.B	$ 539.00	L.F.	26	$ 14,014.00
6' X 3' R.C.B	$ 449.00	L.F.	100	$ 44,900.00
10' CURB INLET	$ 7,850.00	EA.	6	$ 47,100.00
9' X 9' STORM SEWER MANHOLE	$ 20,800.00	EA.	1	$ 20,800.00
5' X 5' STORM SEWER MANHOLE	$ 8,400.00	EA.	1	$ 8,400.00
4' X 4' STORM SEWER MANHOLE	$ 7,200.00	EA.	1	$ 7,200.00
TRENCH SAFETY	$ 0.10	L.F.	556	$ 55.60
TV INSPECTION	$ 2.25	L.F.	556	$ 1,251.00
MAINTENANCE BOND				$ 2,270.73
ENGINEERING, PLATTING & STAKING (10%)				$ 19,447.40
MISCELLANEOUS ITEMS (2.5%)				$ 4,861.85
TOTAL				**$ 222,360.58**

PAVING (DIRECT)	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 53.25	S.Y.	57,022	$ 3,036,421.50
6" LIME TREATED SUBGRADE	$ 3.70	S.Y.	64,355	$ 238,113.50
HYDRATED LIME (36 LBS/SY)	$ 335.00	TON	1,322.9	$ 388,060.00
REMOVE EXISTING END OF ROAD BARRICADE	$ 300.00	EA.	4	$ 1,200.00
5' SIDEWALK	$ 7.25	S.F.	10,545	$ 76,451.25
6' SIDEWALK	$ 7.25	S.F.	28,038	$ 203,275.50
8' SIDEWALK	$ 9.85	S.F.	22,328	$ 219,930.80
10' SIDEWALK	$ 9.85	S.F.	25,700	$ 253,145.00
BARRIER FREE RAMPS	$ 3,000.00	EA.	34	$ 102,000.00
SAWCUT & DISPOSE OF CONCRETE CURB & GUTTER	$ 25.00	L.F.	591	$ 14,775.00
REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT	$ 15.00	S.Y.	140	$ 2,100.00
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 575.00	EA.	46	$ 26,450.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 2,000.00	EA.	17	$ 34,000.00
DECORATIVE STREET SIGN POST	$ 1,625.00	EA.	6	$ 9,750.00
NO OUTLET SIGN	$ 125.00	LS.	8	$ 1,000.00
MAINTENANCE BOND				$ 24,433.20
ENGINEERING, PLATTING & STAKING (10%)				$ 460,667.26
MISCELLANEOUS ITEMS (2.5%)				$ 115,166.81
TOTAL				**$ 5,206,939.81**

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FIVE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 446 *Total Acres: 125*

Prepared: 6/14/2024 *Revised:*

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT	$ 53.25	SY.	4,528	$ 241,116.00
6" LIME TREATED SUBGRADE	$ 3.70	SY.	5,200	$ 19,240.00
HYDRATED LIME (41 LBS/SY)	$ 335.00	TN.	103.0754	$ 34,531.00
REMOVE EXISTING END OF ROAD BARRICADE	$ 300.00	EA.	2	$ 600.00
5' SIDEWALK	$ 7.25	S.F.	0	$ -
6' SIDEWALK	$ 7.25	S.F.	5,292	$ 38,367.00
BARRIER FREE RAMPS	$ 3,000.00	EA.	8	$ 24,000.00
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 315.00	SY.	13	$ 4,095.00
6" 4000 PSI STAMPED/STAINED CONCRETE STREET PAVEMENT	$ 315.00	SY.	181	$ 57,015.00
STREET NAME BLADES (BRANDON INDUSTRIES)	$ 575.00	EA.	8	$ 4,600.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 2,000.00	EA.	4	$ 8,000.00
TRAFFIC CONTROL DURING CONSTRUCTION	$ 5,250.00	LS.	1	$ 5,250.00
MAINTENANCE BOND				$ 2,316.80
ENGINEERING, PLATTING & STAKING (10%)				$ 43,681.40
MISCELLANEOUS ITEMS (2.5%)				$ 10,920.35
TOTAL				**$ 493,732.55**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,500.00	L.S.	1	$ 1,500.00
ENGINEERING REVIEW FEE	$ 50,000.00	L.S.	1	$ 50,000.00
INSPECTION FEE (4%)	$ 595,648	L.S.	1	$ 595,648.03
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	446	$ 111,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 778,648.03**

APPENDIX C-1
PHASE #2 LEGAL DESCRIPTION

LEGAL DESCRIPTION

70.971 ACRES

TRACT 1

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and the T. STATEN SURVEY, ABSTRACT NO. 806, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927480, Official Public Records, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being part of that tract of land described as Right-of-Way #2, as conveyed in Deed to City of Celina, Texas, according to the document of record filed in Document Number 20180830001092870, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped “DAA” found in the north line of PUNK CARTER PARKWAY, a Platted variable width right-of-way, according to the Plat of record filed in Document Number 20200212010000580, Official Public Records, Collin County, Texas, for the south end of a corner clip;

THENCE With said north line, the following courses and distances:

S 89° 43' 04" W, a distance of 150.00 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

S 85° 54' 13" W, a distance of 150.33 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

S 89° 43' 04" W, a distance of 638.26 feet to a 1/2" iron rod set;

THENCE Leaving said north line, over and across said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927480), and said Right-of-Way #2 tract and said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927470), the following courses and distances:

N 00° 16' 56" W, a distance of 1,158.02 feet to a 1/2" iron rod set;

N 08° 21' 14" E, a distance of 63.00 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 01° 00' 04", a radius of 625.00 feet and a chord bearing and distance of S 81° 08' 44" E, 10.92 feet;

With said curve to the right, an arc distance of 10.92 feet to a 1/2" iron rod set;

N 17° 07' 54" E, a distance of 218.44 feet to a 1/2" iron rod set;

N 30° 12' 20" E, a distance of 797.85 feet to a 1/2" iron rod set;

N 59° 47' 40" W, a distance of 19.38 feet to a 1/2" iron rod set;

N 30° 12' 20" E, a distance of 218.95 feet to a 1/2" iron rod set in the south line of that tract of land conveyed in Deed to Collin County, Texas, according to the document of record filed in Document

Number 20160930001319650, Official Public Records, Collin County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 06° 00' 28", a radius of 3,450.00 feet and a chord bearing and distance of S 65° 18' 02" E, 361.58 feet;

THENCE With the south line of said Collin County, Texas tract and said curve to the left, an arc distance of 361.74 feet to a 1/2" iron rod set for the northwest corner of that tract of land described as Parcel 6, as conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

THENCE With the west line of said Parcel 6, the following courses and distances:

S 30° 12' 20" W, a distance of 212.02 feet to a 1/2" iron rod set;

S 56° 24' 40" W, a distance of 66.87 feet to a 1/2" iron rod set;

S 30° 12' 20" W, a distance of 305.10 feet to a 1/2" iron rod set for a common interior ell corner of said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927480), and the southwest corner of said Parcel 6;

THENCE With the south line of said Parcel 6, the following courses and distances:

S 73° 31' 00" E, a distance of 92.50 feet to a 1/2" iron rod set;

S 84° 54' 46" E, a distance of 65.83 feet to a 1/2" iron rod set;

N 84° 25' 34" E, a distance of 65.77 feet to a 1/2" iron rod set;

N 79° 08' 53" E, a distance of 70.87 feet to a 1/2" iron rod set;

N 87° 16' 52" E, a distance of 85.66 feet to a 1/2" iron rod set;

S 86° 20' 02" E, a distance of 85.64 feet to a 1/2" iron rod set;

S 76° 57' 53" E, a distance of 85.56 feet to a 1/2" iron rod set;

S 71° 27' 10" E, a distance of 284.63 feet to a 1/2" iron rod set;

S 84° 13' 10" E, a distance of 77.68 feet to a 1/2" iron rod set in the west line of Huddleston Drive, a 90’ right-of-way, dedicated by CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas, for the southeast corner of said Parcel 6, and being at the beginning of a non-tangent curve to the right having a central angle of 01° 27' 44", a radius of 955.00 feet and a chord bearing and distance of S 29° 19' 05" W, 24.37 feet;

THENCE With the west line of said Huddleston Drive, the following courses and distances:

With said curve to the right, an arc distance of 24.37 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

S 30° 02' 57" W, a distance of 918.01 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the beginning of a curve to the left having a central angle of 41° 55' 46", a radius of 637.00 feet and a chord bearing and distance of S 09° 05' 04" W, 455.83 feet;

With said curve to the left, an arc distance of 466.16 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the beginning of a reverse curve to the right having a central angle of 10° 01' 31", a radius of 1,405.00 feet and a chord bearing and distance of S 06° 52' 03" E, 245.52 feet;

With said curve to the right having an arc distance of 245.84 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the north end of the above mentioned corner clip;

S 44° 11' 11" W, with said corner clip, a distance of 35.03 feet to the **POINT OF BEGINNING**, and containing 46.409 acres of land, more or less.

TRACT 2

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and the F.D. GARY SURVEY, ABSTRACT NO. 360, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped “DAA” found in the east line of that tract of land conveyed in Deed to Planetial, LP, according to the document of record filed in Document Number 20091016001276920, Official Public Records, Collin County, Texas, for the southwest corner of Lot 33, Block A, CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas;

THENCE N 89° 23' 58" E, a distance of 119.86 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Halkin Road, a 50’ right-of-way, for the southeast corner of said Lot 33;

THENCE S 00° 36' 02" E, with said west line, a distance of 103.84 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for an interior ell corner of said Tollway/Outer Loop, L.P. tract;

THENCE N 89° 23' 58" E, passing at a distance of 50.00 feet, a 1/2” iron rod with yellow cap stamped “DAA” found for the southwest corner of Lot 1, Block D of said Addition, and continuing in all with the south line of said Block D, a total distance of 1,124.50 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Lot 23, Block D, for the southeast corner of Lot 21, Block D;

THENCE With the west line of said Block D, the following courses and distances:

S 00° 36' 02" E, a distance of 250.00 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the common corner of Lot 27, and Lot 28;

S 15° 51' 54" W, a distance of 56.05 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the common corner of Lot 28, and Lot 29;

S 21° 57' 09" W, a distance of 205.31 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the southwest corner of Lot 31;

THENCE S 80° 21' 14" E, with the south line of said Lot 31, a distance of 134.69 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Adleigh Road, a 50’ right-of-way, for the southeast corner of said Lot 31, and being at the beginning of a non-tangent curve to the right having a central angle of 08° 59' 43", a radius of 375.00 feet and a chord bearing and distance of S 44° 55' 16" W, 58.81 feet;

THENCE With the west line of said Adleigh Road, the following courses and distances:

With said curve to the right, an arc distance of 58.87 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the beginning of a compound curve to the right having a central angle of 44° 21' 32", a radius of 125.00 feet and a chord bearing and distance of S 71° 35' 54" W, 94.38 feet;

With said curve to the right, an arc distance of 96.78 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

THENCE S 03° 46' 40" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the south line of said Adleigh Road;

THENCE S 86° 48' 03" E, with said south line, a distance of 3.53 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the north end of a corner clip;

THENCE S 50° 17' 38" E, with said corner clip, a distance of 15.60 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Cambridge Crossing, a variable width right-of-way, for the south end of said corner clip, and being at the beginning of a non-tangent curve to the right having a central angle of 19° 10' 11", a radius of 560.00 feet and a chord bearing and distance of S 01° 28' 51" E, 186.49 feet;

THENCE With the west line of said Cambridge Crossing and said curve to the right, an arc distance of 187.36 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the north line of that tract of land conveyed in Deed to Collin County, Texas, according to the document of record filed in Document Number 20160930001319650, Official Public Records, Collin County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 21° 25' 11", a radius of 4,000.00 feet and a chord bearing and distance of N 89° 39' 21" W, 1,486.68 feet;

THENCE With the north line of said Collin County, Texas tract, and said curve to the left, an arc distance of 1,495.37 feet to a 1/2" iron rod set;

THENCE S 79° 38' 04" W, continuing with the north line of said Collin County, Texas tract, a distance of 130.54 feet to a 1/2" iron rod set for the southeast corner of that tract of land described as Commercial Parcel 1 as conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

THENCE N 18° 33' 46" E, with the east line of said Commercial Parcel 1, a distance of 379.70 feet to a 1/2” iron rod set in the south line of the above mentioned Planetial, LP tract, for the northeast corner of said Commercial Parcel 1;

THENCE N 89° 24' 25" E, with the south line of said Planetial, LP tract, a distance of 325.42 feet to a 5/8” iron rod with yellow cap found for a common interior ell corner of the above mentioned Tollway/Outer Loop, L.P. tract, and the southeast corner of said Planetial, LP tract;

THENCE N 00° 35' 12" W, with the east line of said Planetial, LP tract, a distance of 576.89 feet to the **POINT OF BEGINNING**, and containing 24.562 acres of land, more or less.

APPENDIX C-2
PHASE #3 LEGAL DESCRIPTION

LEGAL DESCRIPTION

70.971 ACRES

TRACT 1

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and the T. STATEN SURVEY, ABSTRACT NO. 806, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927480, Official Public Records, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being part of that tract of land described as Right-of-Way #2, as conveyed in Deed to City of Celina, Texas, according to the document of record filed in Document Number 20180830001092870, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped “DAA” found in the north line of PUNK CARTER PARKWAY, a Platted variable width right-of-way, according to the Plat of record filed in Document Number 20200212010000580, Official Public Records, Collin County, Texas, for the south end of a corner clip;

THENCE With said north line, the following courses and distances:

S 89° 43' 04" W, a distance of 150.00 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

S 85° 54' 13" W, a distance of 150.33 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

S 89° 43' 04" W, a distance of 638.26 feet to a 1/2" iron rod set;

THENCE Leaving said north line, over and across said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927480), and said Right-of-Way #2 tract and said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927470), the following courses and distances:

N 00° 16' 56" W, a distance of 1,158.02 feet to a 1/2" iron rod set;

N 08° 21' 14" E, a distance of 63.00 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 01° 00' 04", a radius of 625.00 feet and a chord bearing and distance of S 81° 08' 44" E, 10.92 feet;

With said curve to the right, an arc distance of 10.92 feet to a 1/2" iron rod set;

N 17° 07' 54" E, a distance of 218.44 feet to a 1/2" iron rod set;

N 30° 12' 20" E, a distance of 797.85 feet to a 1/2" iron rod set;

N 59° 47' 40" W, a distance of 19.38 feet to a 1/2" iron rod set;

N 30° 12' 20" E, a distance of 218.95 feet to a 1/2" iron rod set in the south line of that tract of land conveyed in Deed to Collin County, Texas, according to the document of record filed in Document

Number 20160930001319650, Official Public Records, Collin County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 06° 00' 28", a radius of 3,450.00 feet and a chord bearing and distance of S 65° 18' 02" E, 361.58 feet;

THENCE With the south line of said Collin County, Texas tract and said curve to the left, an arc distance of 361.74 feet to a 1/2" iron rod set for the northwest corner of that tract of land described as Parcel 6, as conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

THENCE With the west line of said Parcel 6, the following courses and distances:

S 30° 12' 20" W, a distance of 212.02 feet to a 1/2" iron rod set;

S 56° 24' 40" W, a distance of 66.87 feet to a 1/2" iron rod set;

S 30° 12' 20" W, a distance of 305.10 feet to a 1/2" iron rod set for a common interior ell corner of said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927480), and the southwest corner of said Parcel 6;

THENCE With the south line of said Parcel 6, the following courses and distances:

S 73° 31' 00" E, a distance of 92.50 feet to a 1/2" iron rod set;

S 84° 54' 46" E, a distance of 65.83 feet to a 1/2" iron rod set;

N 84° 25' 34" E, a distance of 65.77 feet to a 1/2" iron rod set;

N 79° 08' 53" E, a distance of 70.87 feet to a 1/2" iron rod set;

N 87° 16' 52" E, a distance of 85.66 feet to a 1/2" iron rod set;

S 86° 20' 02" E, a distance of 85.64 feet to a 1/2" iron rod set;

S 76° 57' 53" E, a distance of 85.56 feet to a 1/2" iron rod set;

S 71° 27' 10" E, a distance of 284.63 feet to a 1/2" iron rod set;

S 84° 13' 10" E, a distance of 77.68 feet to a 1/2" iron rod set in the west line of Huddleston Drive, a 90’ right-of-way, dedicated by CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas, for the southeast corner of said Parcel 6, and being at the beginning of a non-tangent curve to the right having a central angle of 01° 27' 44", a radius of 955.00 feet and a chord bearing and distance of S 29° 19' 05" W, 24.37 feet;

THENCE With the west line of said Huddleston Drive, the following courses and distances:

With said curve to the right, an arc distance of 24.37 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

S 30° 02' 57" W, a distance of 918.01 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the beginning of a curve to the left having a central angle of 41° 55' 46", a radius of 637.00 feet and a chord bearing and distance of S 09° 05' 04" W, 455.83 feet;

With said curve to the left, an arc distance of 466.16 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the beginning of a reverse curve to the right having a central angle of 10° 01' 31", a radius of 1,405.00 feet and a chord bearing and distance of S 06° 52' 03" E, 245.52 feet;

With said curve to the right having an arc distance of 245.84 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the north end of the above mentioned corner clip;

S 44° 11' 11" W, with said corner clip, a distance of 35.03 feet to the **POINT OF BEGINNING**, and containing 46.409 acres of land, more or less.

TRACT 2

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and the F.D. GARY SURVEY, ABSTRACT NO. 360, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped “DAA” found in the east line of that tract of land conveyed in Deed to Planetial, LP, according to the document of record filed in Document Number 20091016001276920, Official Public Records, Collin County, Texas, for the southwest corner of Lot 33, Block A, CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas;

THENCE N 89° 23' 58" E, a distance of 119.86 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Halkin Road, a 50’ right-of-way, for the southeast corner of said Lot 33;

THENCE S 00° 36' 02" E, with said west line, a distance of 103.84 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for an interior ell corner of said Tollway/Outer Loop, L.P. tract;

THENCE N 89° 23' 58" E, passing at a distance of 50.00 feet, a 1/2” iron rod with yellow cap stamped “DAA” found for the southwest corner of Lot 1, Block D of said Addition, and continuing in all with the south line of said Block D, a total distance of 1,124.50 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Lot 23, Block D, for the southeast corner of Lot 21, Block D;

THENCE With the west line of said Block D, the following courses and distances:

S 00° 36' 02" E, a distance of 250.00 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the common corner of Lot 27, and Lot 28;

S 15° 51' 54" W, a distance of 56.05 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the common corner of Lot 28, and Lot 29;

S 21° 57' 09" W, a distance of 205.31 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the southwest corner of Lot 31;

THENCE S 80° 21' 14" E, with the south line of said Lot 31, a distance of 134.69 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Adleigh Road, a 50’ right-of-way, for the southeast corner of said Lot 31, and being at the beginning of a non-tangent curve to the right having a central angle of 08° 59' 43", a radius of 375.00 feet and a chord bearing and distance of S 44° 55' 16" W, 58.81 feet;

THENCE With the west line of said Adleigh Road, the following courses and distances:

With said curve to the right, an arc distance of 58.87 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the beginning of a compound curve to the right having a central angle of 44° 21' 32", a radius of 125.00 feet and a chord bearing and distance of S 71° 35' 54" W, 94.38 feet;

With said curve to the right, an arc distance of 96.78 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

THENCE S 03° 46' 40" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the south line of said Adleigh Road;

THENCE S 86° 48' 03" E, with said south line, a distance of 3.53 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the north end of a corner clip;

THENCE S 50° 17' 38" E, with said corner clip, a distance of 15.60 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Cambridge Crossing, a variable width right-of-way, for the south end of said corner clip, and being at the beginning of a non-tangent curve to the right having a central angle of 19° 10' 11", a radius of 560.00 feet and a chord bearing and distance of S 01° 28' 51" E, 186.49 feet;

THENCE With the west line of said Cambridge Crossing and said curve to the right, an arc distance of 187.36 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the north line of that tract of land conveyed in Deed to Collin County, Texas, according to the document of record filed in Document Number 20160930001319650, Official Public Records, Collin County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 21° 25' 11", a radius of 4,000.00 feet and a chord bearing and distance of N 89° 39' 21" W, 1,486.68 feet;

THENCE With the north line of said Collin County, Texas tract, and said curve to the left, an arc distance of 1,495.37 feet to a 1/2" iron rod set;

THENCE S 79° 38' 04" W, continuing with the north line of said Collin County, Texas tract, a distance of 130.54 feet to a 1/2" iron rod set for the southeast corner of that tract of land described as Commercial Parcel 1 as conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

THENCE N 18° 33' 46" E, with the east line of said Commercial Parcel 1, a distance of 379.70 feet to a 1/2” iron rod set in the south line of the above mentioned Planetial, LP tract, for the northeast corner of said Commercial Parcel 1;

THENCE N 89° 24' 25" E, with the south line of said Planetial, LP tract, a distance of 325.42 feet to a 5/8” iron rod with yellow cap found for a common interior ell corner of the above mentioned Tollway/Outer Loop, L.P. tract, and the southeast corner of said Planetial, LP tract;

THENCE N 00° 35' 12" W, with the east line of said Planetial, LP tract, a distance of 576.89 feet to the **POINT OF BEGINNING**, and containing 24.562 acres of land, more or less.

APPENDIX C-3
PHASE #4 LEGAL DESCRIPTION

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHERE AS TOLLWAY/OUTERLOOP, LP, AND THE CITY OF CELINA ARE THE OWNERS OF A TRACT OF LAND, SITUATED IN THE RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 114.103 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TOLLWAY/OUTER LOOP, LP, ACCORDING TO THE DOCUMENT RECORDED IN DOCUMENT NO. 20140827000927480 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), ALSO BEING A PORTION OF A CALLED 525.531 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TOLLWAY/OUTER LOOP, LP, ACCORDING TO THE DOCUMENT RECORDED IN DOCUMENT NO. 20140827000927470 (O.P.R.C.C.T.), AND ALSO BEING A PORTION OF A TRACT OF LAND DESCRIBED AS RIGHT OF WAY#2 IN A DEED TO THE CITY OF CELINA ACCORDING TO THE DOCUMENT RECORDED IN DOCUMENT NUMBER 2018830001092870 (O.P.R.C.C.T.), AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED “RPLS 5664” FOUND FOR THE SOUTHWEST CORNER OF CAMBRIDGE CROSSING, PHASE THREE, AN ADDITION TO THE CITY OF CELINA, ACCORDING TO THE PLAT FILED OF RECORD IN INSTRUMENT NO. 2023-195 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PUNK CARTER PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY, ACCORDING TO THE PLAT FILED OF RECORD IN DOCUMENT NO. 20200212010000580 (P.R.C.C.T.), SAME ALSO BEING A POINT ON THE SOUTH LINE OF SAID 114.103 ACRE TRACT ;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PUNK CARTER PARKWAY, THE FOLLOWING COURSES AND DISTANCES:

S 89°43'04" W, A DISTANCE OF 1,199.51 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE-DAWSON”, BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 35°58'29", A CHORD BEARING AND DISTANCE OF N 72°17'42" W - 419.98 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 426.96 FEET TO SET A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE-DAWSON”;

THENCE N 54°18'27" W, A DISTANCE OF 211.75 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON;

THENCE LEAVING AFORESAID LINE, OVER AND ACROSS SAID 525.531 ACRE TRACT , SAID RIGHT-OF-WAY #2 TRACT AND SAID 114.103 ACRE TRACT THE FOLLOWING COURSES:

N 80°41'33" E, A DISTANCE OF 35.36 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 35°41'33" E, A DISTANCE OF 40.11 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 38°47'47", A CHORD BEARING AND DISTANCE OF N 16°17'39" E - 33.21 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 33.86 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 35°41'33" E, A DISTANCE OF 151.36 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 34°27'09", A CHORD BEARING AND DISTANCE OF N 18°27'58" E - 144.52 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 146.72 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 286.00 FEET, A CENTRAL ANGLE OF 31°06'41", A CHORD BEARING AND DISTANCE OF N 17°11'29" E - 153.40 FEET;

WITH SAID REVERSE CURVE, AN ARC LENGTH OF 153.40 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 32°44'45" E, A DISTANCE OF 187.28 FEET TO SET A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 17°29'25" W, A DISTANCE OF 38.38 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 03°26'17", A CHORD BEARING AND DISTANCE OF N 63°59'05" W - 25.50 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 25.50 FEET TO SET A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 62°15'56" W, A DISTANCE OF 110.14 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 68°08'29", A CHORD BEARING AND DISTANCE OF N 28°03'26" W - 487.39 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 517.34 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 447.91 FEET, A CENTRAL ANGLE OF 18°49'43", A CHORD BEARING AND DISTANCE OF N 15°18'38" E - 146.53 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 147.19 FEET TO SET A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 25°22'48" E, A DISTANCE OF 416.12 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”,

N 24°35'00" E, A DISTANCE OF 2.75 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 578.11 FEET, A CENTRAL ANGLE OF 09°51'15", A CHORD BEARING AND DISTANCE OF N 19°38'34" E - 99.31 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 99.43 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON” BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 578.11 FEET, A CENTRAL ANGLE OF 00°02'49", A CHORD BEARING AND DISTANCE OF N 14°37'21" E - 0.47 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 0.47 FEET TO SET A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 14°37'12" E, A DISTANCE OF 177.11 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, FOR THE NORTHWEST CORNER OF THIS TRACT;

S 74°49'35" E, A DISTANCE OF 308.53 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 72°23'23" E, A DISTANCE OF 125.55 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 69°38'59" E, A DISTANCE OF 125.55 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 66°46'52" E, A DISTANCE OF 125.55 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 63°54'46" E, A DISTANCE OF 125.55 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 61°06'51" E, A DISTANCE OF 125.55 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 58°58'36" E, A DISTANCE OF 217.44 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 31°01'24" E, A DISTANCE OF 131.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 58°58'36" W, A DISTANCE OF 6.37 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 31°01'24" E, A DISTANCE OF 50.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 58°58'36" E, A DISTANCE OF 4.50 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 76°01'24" E, A DISTANCE OF 14.14 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 31°01'24" E, A DISTANCE OF 64.07 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 15°50'54", A CHORD BEARING AND DISTANCE OF N 23°05'57" E - 34.47 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 34.58 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 15°50'54", A CHORD BEARING AND DISTANCE OF N 23°05'57" E - 48.25 FEET;

WITH SAID REVERSE CURVE, AN ARC LENGTH OF 48.41 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 31°01'24" E, A DISTANCE OF 85.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 13°58'36" W, A DISTANCE OF 14.14 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 58°58'36" W, A DISTANCE OF 4.50 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 31°01'24" E, A DISTANCE OF 50.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 58°58'36" E, A DISTANCE OF 30.30 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

N 31°01'24" E, A DISTANCE OF 120.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 58°58'36" E, A DISTANCE OF 461.51 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 30°12'20" W, A DISTANCE OF 139.83 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 59°47'40" E, A DISTANCE OF 120.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON” BEING THE WEST LINE OF SAID CAMBRIDGE CROSS, PHASE THREE;

THENCE ALONG THE WEST LINE OF SAID PHASE THREE AND THE EAST LINE OF SAID 114.103 ACRE TRACT THE FOLLOWING COURSES:

S 30°12'20" W, A DISTANCE OF 482.58 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED “PAPE DAWSON”;

S 17°07'54" W, A DISTANCE OF 218.44 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED “RPLS 5664”, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 01°00'04", A CHORD BEARING AND DISTANCE OF N 81°08'44" W - 10.92 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 10.92 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED “RPLS 5664”;

S 08°21'14" W, A DISTANCE OF 63.00 FEET TO A FOUND1/2" IRON ROD WITH CAP STAMPED “RPLS 5664”;

S 00°16'56" E, A DISTANCE OF 1,158.02 FEET TO THE **POINT OF BEGINNING**, AND **CONTAINING** 79.906 ACRES OR 3,480,719 SQUARE FEET OF LAND MORE OR LESS,

APPENDIX C-4
PHASE #4 LEGAL DESCRIPTION

LEGAL DESCRIPTION

WHEREAS TOLLWAY/OUTERLOOP LP, DFC CAMBRIDGE LLC, AND THE CITY OF CELINA ARE THE OWNERS OF A TRACT OF LAND, SITUATED IN RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO DFC CAMBRIDGE LLC, RECORDED IN INSTRUMENT NUMBER 2024000150234 (O.P.R.C.C.T.), AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO TOLLWAY/OUTERLOOP, L.P. RECORDED IN DOCUMENT NUMBER 201408270009274070 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), ALSO BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO TOLLWAY/OUTERLOOP, L.P. RECORDED IN DOCUMENT NUMBER 20140827000927480 (O.P.R.C.C.T.), AND ALSO BEING A PORTION OF A TRACT OF LAND DESCRIBED AS RIGHT OF WAY#2 IN A DEED TO THE CITY OF CELINA ACCORDING TO THE DOCUMENT RECORDED IN DOCUMENT NUMBER 2018830001092870 (O.P.R.C.C.T.), AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID RIGHT-OF-WAY #2 AND BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PUNK CARTER PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN DOCUMENT NUMBER 20200212010000580 (O.P.R.C.C.T.), ALSO BEING THE MOST WESTERLY SOUTHWEST CORNER OF CAMBRIDGE CROSSING PHASE FOUR, AN ADDITION TO THE CITY OF CELINA, AS RECORDED IN PLAT BOOK 2025, PAGES 520-525 IN THE OFFICIAL PLAT RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.);

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID PUNK CARTER PARKWAY THE FOLLOWING COURSES:

N 54°18'27" W, A DISTANCE OF 603.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1120.00 FEET, A CENTRAL ANGLE OF 27°26'26", A CHORD BEARING AND DISTANCE OF N 68°01'40" W - 531.29 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 536.40 FEET, TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 81°44'53" W, A DISTANCE OF 305.53 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 78°28'31" W, A DISTANCE OF 153.38 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1170.00 FEET, A CENTRAL ANGLE OF 06°07'59", A CHORD BEARING AND DISTANCE OF N 87°27'23" W - 125.18 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 125.24 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 89°28'38" W, A DISTANCE OF 93.95 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE SOUTHEAST CORNER OF RIGHT-OF-WAY #5 AS RECORDED IN SAID DOCUMENT TO THE CITY OF CELINA;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PUNK CARTER PARKWAY AND ALONG THE EAST LINE OF SAID RIGHT-OF-WAY #5 THE FOLLOWING COURSES;

N 00°18'10" W, A DISTANCE OF 138.51 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 04°07'00" W, A DISTANCE OF 150.30 FEET; TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 00°18'06" W, A DISTANCE OF 169.19 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY #5 AND BEING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO NASEEMA SHAIK AND MASTANBI SHAIK AS RECORDED IN DOCUMENT NUMBER 2024000046202 (O.P.R.C.C.T.);

THENCE N 89°25'20" E, DEPARTING THE EAST LINE OF SAID RIGHT-OF-WAY #5 AND ALONG THE SOUTH LINE OF SAID SHAIK TRACT A DISTANCE OF 232.90 FEET TO A FOUND 1/2 INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID SHAIK TRACT;

THENCE N 00°34'41" W, ALONG THE EAST LINE OF SAID SHAIK TRACT A DISTANCE OF 150.00 FEET TO A FOUND 1/2 INCH IRON ROD, BEING THE NORTHEAST CORNER OF SAID SHAIK TRACT AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BRINDA MICHELLE TILLERY AS RECORDED IN DOCUMENT NUMBER 20210607001146890 (O.P.R.C.C.T.);

THENCE N 00°35'19" W, ALONG THE EAST LINE OF SAID TILLERY TRACT A DISTANCE OF 150.19 FEET TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "B & D SURVEY", BEING THE NORTHEAST CORNER OF SAID TILLERY TRACT, SAME BEING THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RACHEL ANNE PENDERGRAFT AND SHAD DARRIN BECK, AS RECORDED IN DOCUMENT NUMBER 20210610001176650 (O.P.R.C.C.T.);

THENCE N 89°16'44" E, ALONG THE SOUTH LINE OF SAID PENDERGRAFT TRACT A DISTANCE OF 9.88 FEET TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP

STAMPED "B & D SURVEY", BEING THE SOUTHEAST CORNER OF SAID PENDERGRAFT TRACT;

THENCE N 00°24'39" W, ALONG THE EAST LINE OF SAID PENDERGRAFT TRACT A DISTANCE OF 147.09 FEET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "B & D SURVEY", BEING THE NORTHEAST CORNER OF SAID PENDERGRAFT TRACT AND BEING THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO BORRA YALAMANCHILI FAMILY TRUST, AS RECORDED IN DOCUMENT NUMBER 2022000162103 (O.P.R.C.C.T.);

THENCE ALONG OR NEAR THE MEANDERS OF A CREEK THE FOLLOWING COURSES;

N 89°12'17" E, A DISTANCE OF 185.55 FEET;

N 14°58'37" W, A DISTANCE OF 88.24 FEET;

N 12°51'30" E, A DISTANCE OF 87.26 FEET;

N 76°24'22" E, A DISTANCE OF 86.62 FEET;

N 25°48'27" E, A DISTANCE OF 90.46 FEET;

N 89°26'57" E, A DISTANCE OF 76.14 FEET;

N 18°58'46" E, A DISTANCE OF 137.79 FEET;

N 48°53'31" W, A DISTANCE OF 212.65 FEET;

N 41°44'39" E, A DISTANCE OF 67.30 FEET;

S 77°10'15" E, A DISTANCE OF 110.02 FEET;

N 36°02'29" E, A DISTANCE OF 129.25 FEET;

N 54°45'03" W, A DISTANCE OF 156.39 FEET;

N 22°10'36" E, A DISTANCE OF 79.15 FEET;

N 07°57'57" W, A DISTANCE OF 195.98 FEET;

N 57°19'58" W, A DISTANCE OF 85.49 FEET;

N 08°50'47" E, A DISTANCE OF 61.81 FEET;

N 69°54'52" E, A DISTANCE OF 59.28 FEET;

N 12°45'50" E, A DISTANCE OF 73.76 FEET;

N 44°11'47" W, A DISTANCE OF 89.63 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE NORTHEAST CORNER OF SAID YALAMANCHILI TRACT, SAME BEING THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO COLLIN COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 20160930001319650 (O.P.R.C.C.T.), TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4000.00 FEET, A CENTRAL ANGLE OF 01°47'31", A CHORD BEARING AND DISTANCE OF N 80°31'50" E - 125.10 FEET;

THENCE ALONG THE SOUTH LINE OF SAID COLLIN COUNTY TRACT THE FOLLOWING COURSES;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 125.10 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 79°38'04" E A DISTANCE OF 250.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3500.00 FEET, A CENTRAL ANGLE OF 41°23'20", A CHORD BEARING AND DISTANCE OF S 79°40'16" E - 2473.68 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 2528.30 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 58°58'36" E A DISTANCE OF 558.92 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3450.00 FEET, A CENTRAL ANGLE OF 03°19'12", A CHORD BEARING AND DISTANCE OF S 60°38'12" E - 199.88 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 199.91 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE MOST NORTHERLY NORTHWEST CORNER OF CAMBRIDGE CROSSING PHASE 3, AN ADDITION TO THE CITY OF CELINA, AS RECORDED IN PLAT BOOK 2023, PAGES 195-201 (O.P.R.C.C.T.);

THENCE ALONG THE WESTERLY LINE OF SAID CAMBRIDGE CROSSING PHASE 3 THE FOLLOWING COURSES;

S 30°12'20" W A DISTANCE OF 218.95 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 59°47'40" E A DISTANCE OF 19.38 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 30°12'20" W A DISTANCE OF 315.27 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE ALONG THE NORTHERLY LINES AND WESTERLY LINES OF SAID CAMBRIDGE CROSSING PHASE FOUR THE FOLLOWING COURSES;

N 59°47'40" W A DISTANCE OF 120.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 30°12'20" E A DISTANCE OF 139.83 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 58°58'36" W A DISTANCE OF 461.51 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 31°01'24" W A DISTANCE OF 120.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 58°58'36" W A DISTANCE OF 30.30 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 31°01'24" W A DISTANCE OF 50.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 58°58'36" E A DISTANCE OF 4.50 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 13°58'36" E A DISTANCE OF 14.14 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 31°01'24" W A DISTANCE OF 85.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 15°50'54", A CHORD BEARING AND DISTANCE OF S 23°05'57" W - 48.25 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 48.41 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 15°50'54", A CHORD BEARING AND DISTANCE OF S 23°05'57" W - 34.47 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 34.58 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 31°01'24" W A DISTANCE OF 64.07 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 76°01'24" W A DISTANCE OF 14.14 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 58°58'36" W A DISTANCE OF 4.50 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 31°01'24" W A DISTANCE OF 50.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 58°58'36" E A DISTANCE OF 6.37 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 31°01'24" W A DISTANCE OF 131.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 58°58'36" W A DISTANCE OF 217.44 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 61°06'51" W A DISTANCE OF 125.55 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 63°54'46" W A DISTANCE OF 125.55 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 66°46'52" W A DISTANCE OF 125.55 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 69°38'59" W A DISTANCE OF 125.55 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 72°23'23" W A DISTANCE OF 125.55 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 74°48'39" W A DISTANCE OF 308.53 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 14°37'12" W A DISTANCE OF 177.11 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEING THE BEGINNING OF A

TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 578.11 FEET, A CENTRAL ANGLE OF 09°54'07", A CHORD BEARING AND DISTANCE OF S 19°37'08" W - 99.78 FEET,

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 99.99 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 24°35'00" W A DISTANCE OF 2.75 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 25°22'48" W A DISTANCE OF 416.12 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 447.91 FEET, A CENTRAL ANGLE OF 18°49'43", A CHORD BEARING AND DISTANCE OF S 15°18'38" E – 146.53 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 147.19 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 68°08'29", A CHORD BEARING AND DISTANCE OF S 28°03'26" E – 487.39 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 517.34 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 62°15'56" E A DISTANCE OF 110.14 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 03°26'17", A CHORD BEARING AND DISTANCE OF S 63°59'05" E - 25.50 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 25.50 FEET; TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 17°29'25" E A DISTANCE OF 38.38 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 32°44'45" W A DISTANCE OF 187.28 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 286.00 FEET, A CENTRAL ANGLE OF 31°06'41", A CHORD BEARING AND DISTANCE OF S 17°11'29" W – 153.40 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 155.30 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 34°27'09", A CHORD BEARING AND DISTANCE OF S 18°27'58" W – 144.52 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 146.72 FEET; TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 35°41'33" W A DISTANCE OF 151.36 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 38°47'47", A CHORD BEARING AND DISTANCE OF S 16°17'39" W - 33.21 FEET;

CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 33.86 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 35°41'33" W A DISTANCE OF 40.11 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 80°41'33" W A DISTANCE OF 35.36 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING** 124.863 OF AN ACRES OR 5,439,033 SQUARE FEET OF LAND MORE OR LESS AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER ***70218-10*** BY PAPE DAWSON ENGINEERS, LLC.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.

FOR PAPE DAWSON 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.

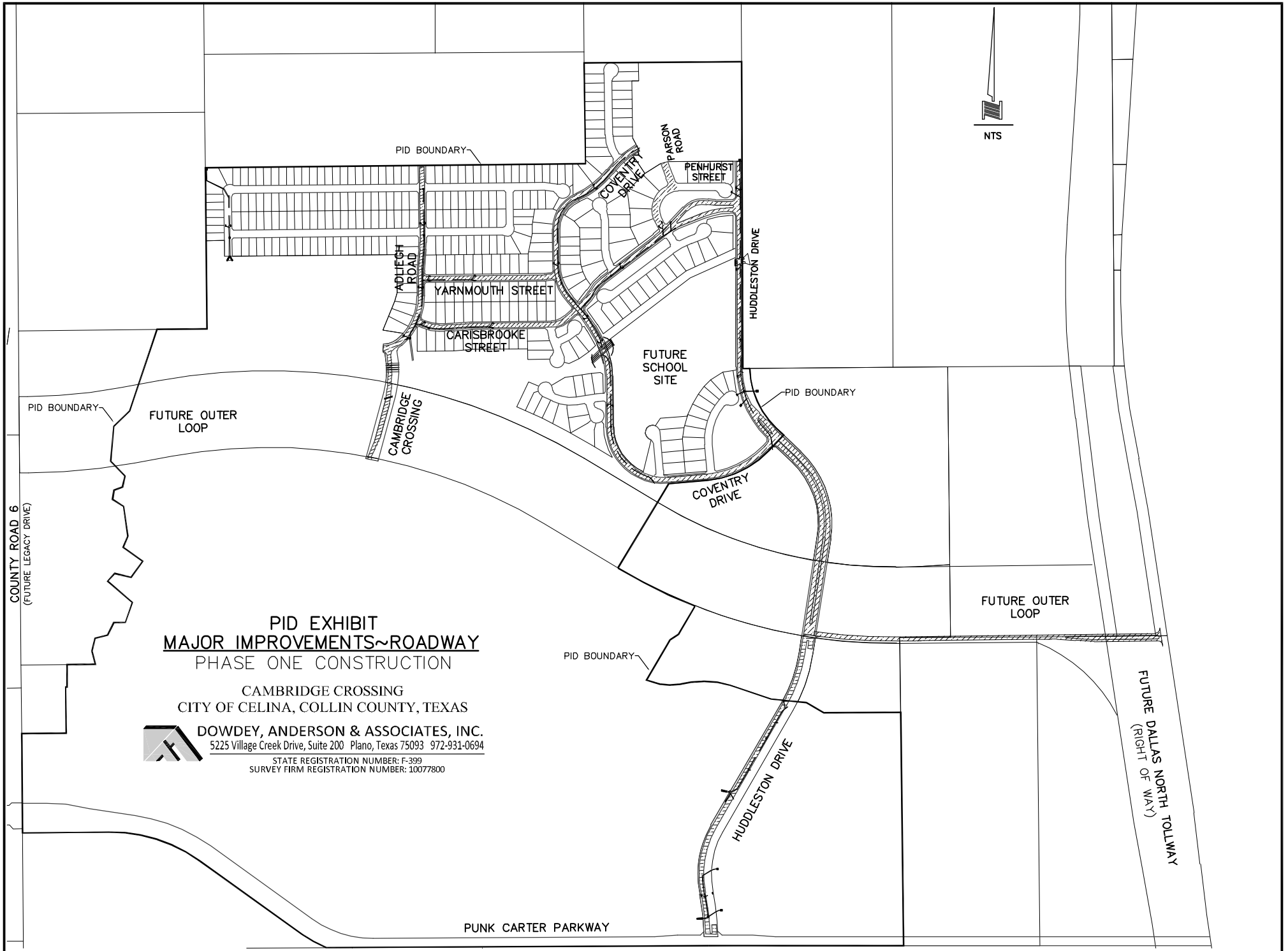
_____

KYLE R. REINER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7099
FIRM REGISTRATION NO. 10028800
PAPE DAWSON ENGINEERS, LLC.
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024

TELE. 214-420-8494
EMAIL: KREINER@PAPE-DAWSON.COM

CERTIFICATION DATE: FEBRUARY 09, 2026

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

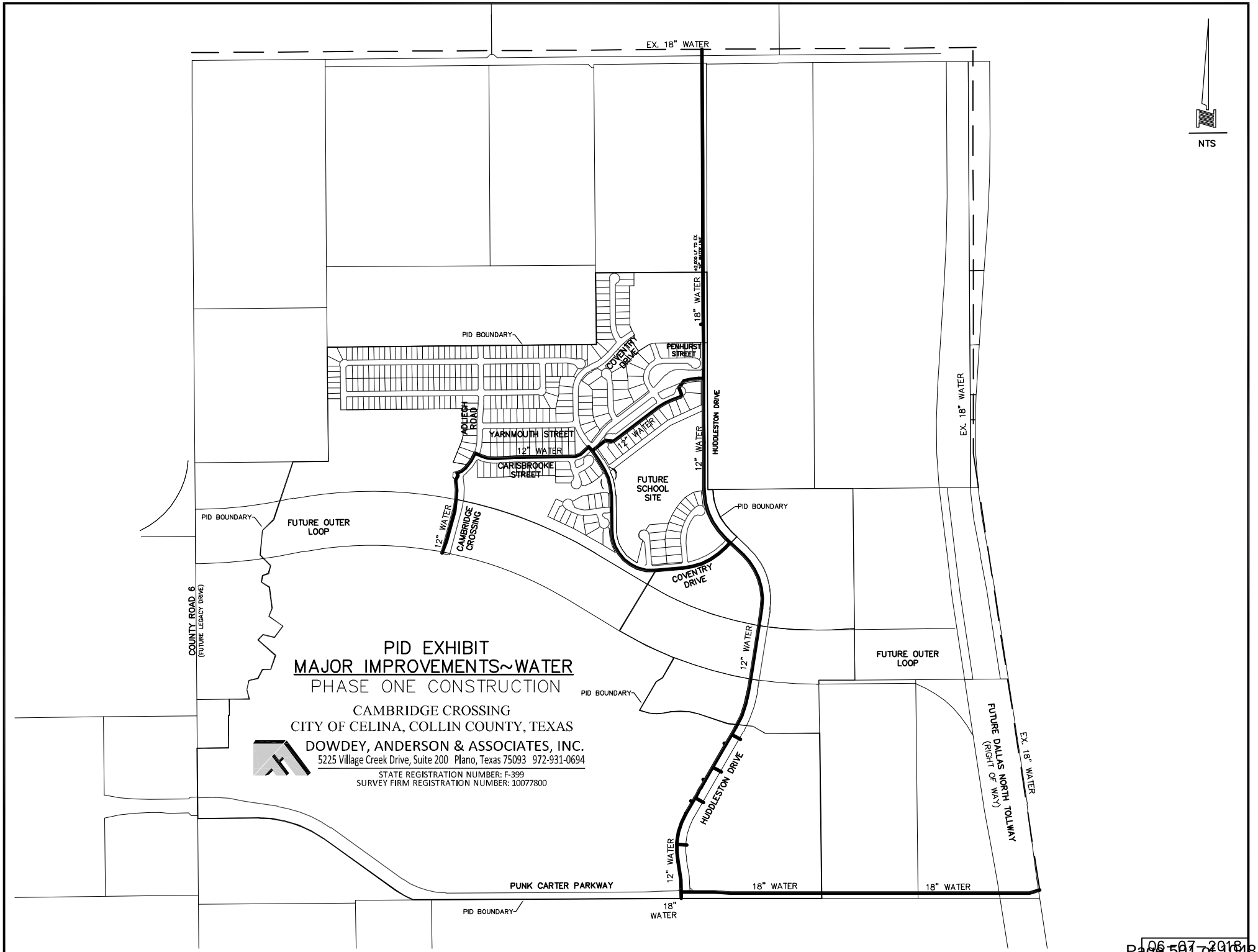


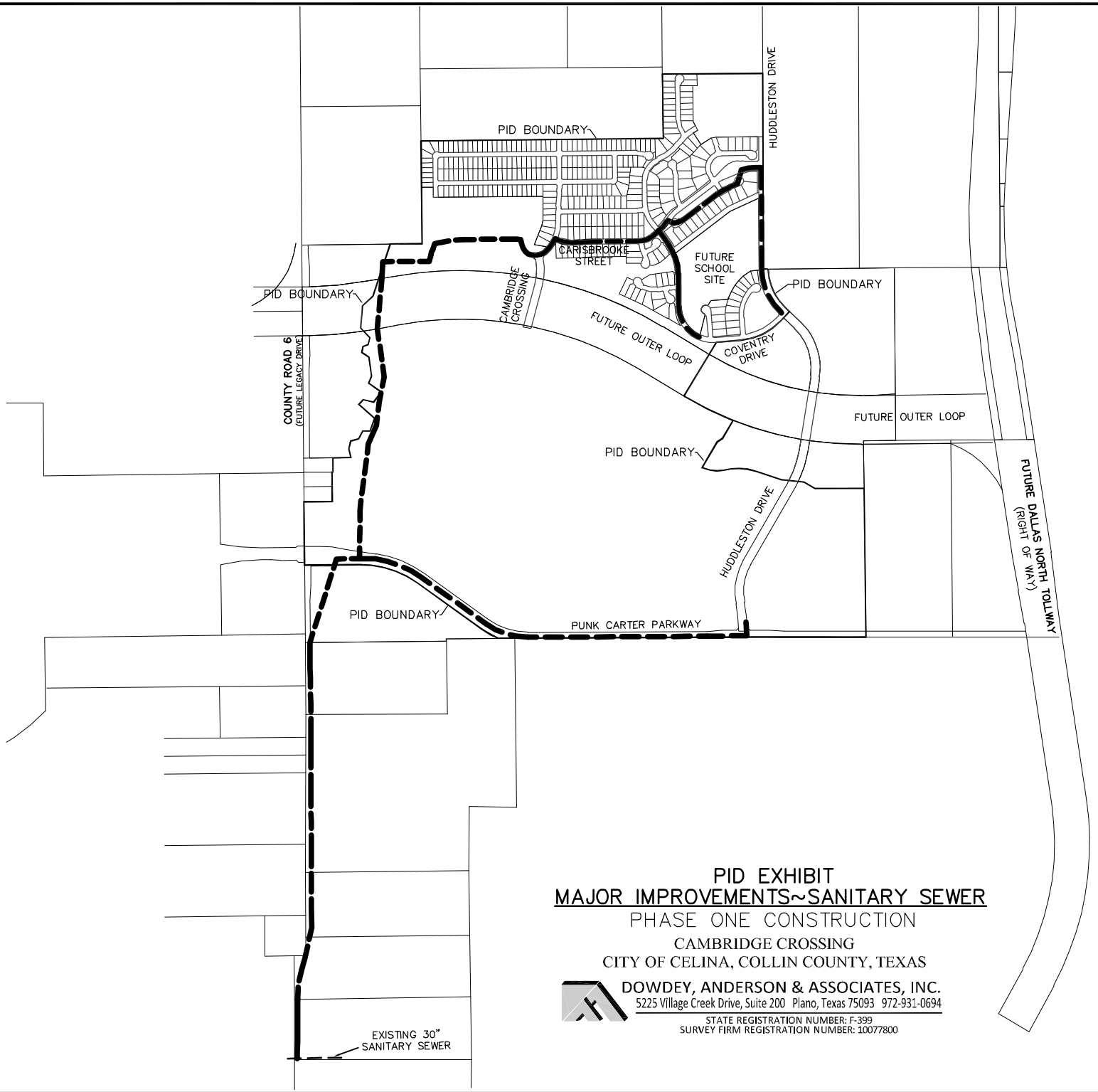
PID EXHIBIT
MAJOR IMPROVEMENTS~ROADWAY
PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

06-07-2018


EX. 18" WATER
NTS
PID BOUNDARY
COVENTRY DRIVE
PENHURST STREET
18" WATER
#2,000 LF TO EX. 24" WATER LINE
HUDDLESTON DRIVE
EX. 18" WATER
ADLEIGH ROAD
YARNMOUTH STREET
12" WATER
CARISBROOKE STREET
FUTURE SCHOOL SITE
FUTURE OUTER LOOP
CAMBRIDGE CROSSING
COUNTY ROAD 6
(FUTURE LEGACY DRIVE)
PID EXHIBIT
MAJOR IMPROVEMENTS~WATER
PHASE ONE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
PUNK CARTER PARKWAY
FUTURE DALLAS NORTH TOLLWAY
(RIGHT OF WAY)
18" WATER

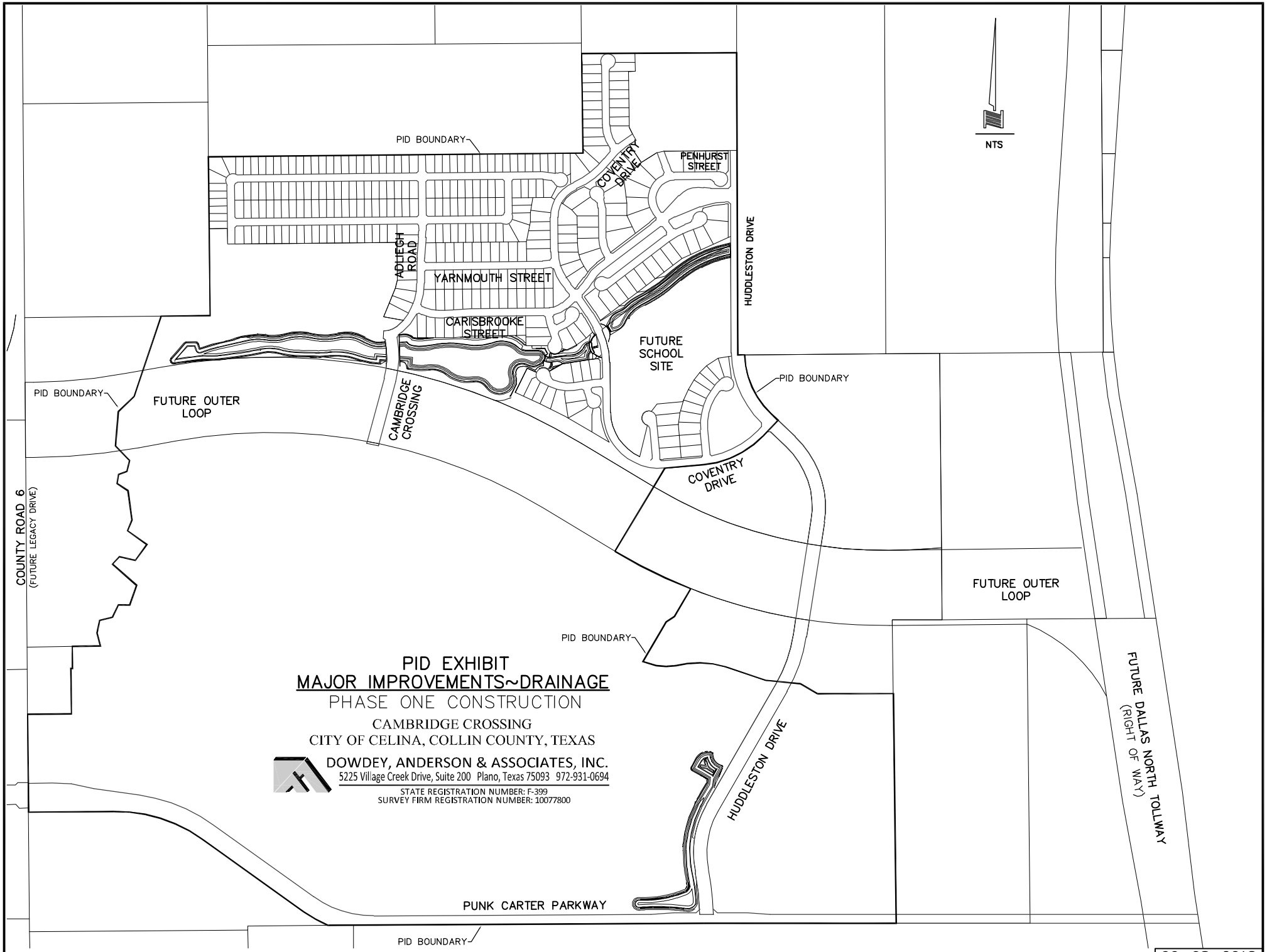


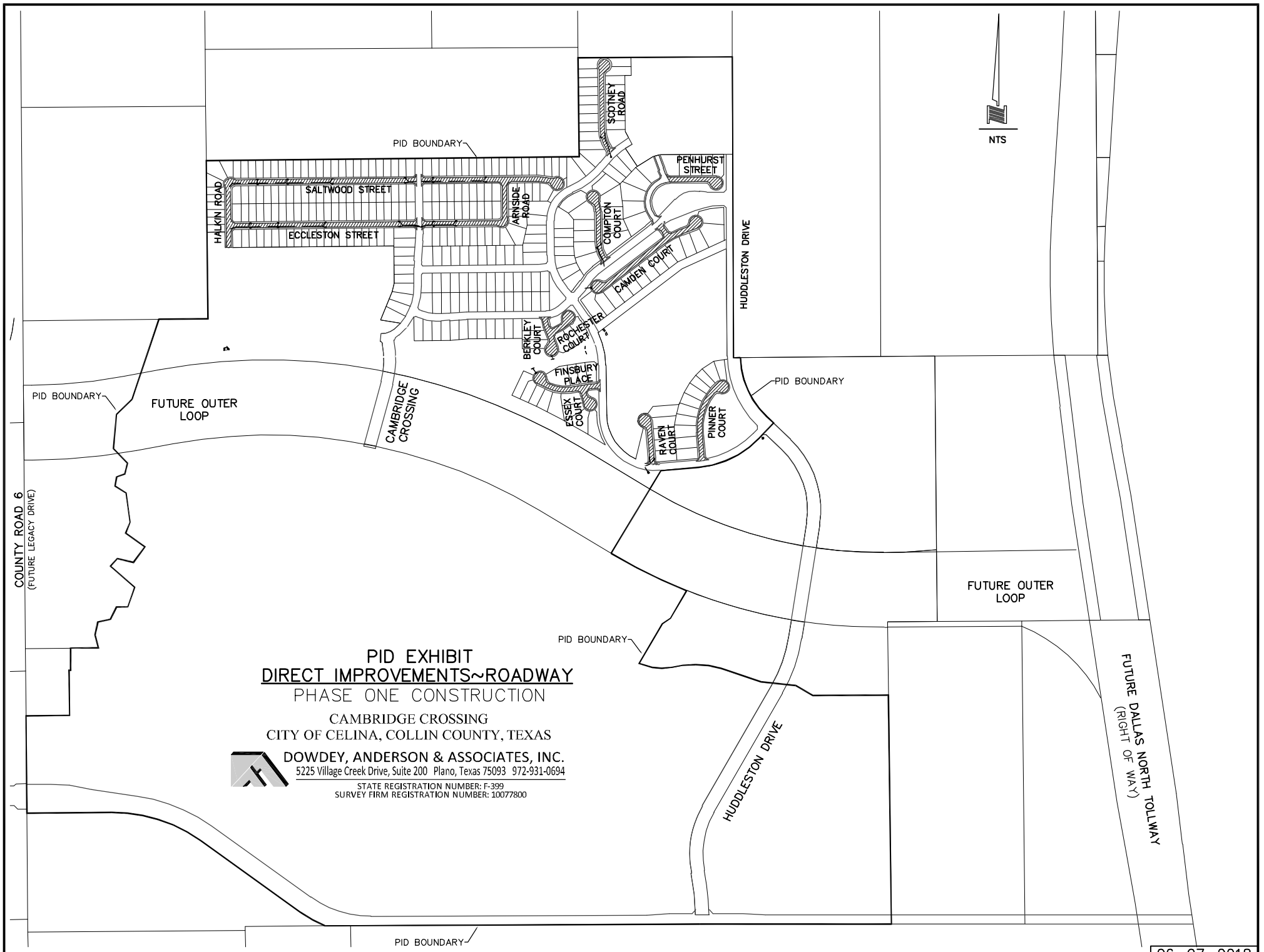
PID EXHIBIT
MAJOR IMPROVEMENTS~SANITARY SEWER
PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

06-07-2018


PID BOUNDARY
COVENTRY DRIVE
PENHURST STREET
NTS
HUDDLESTON DRIVE
ADLETCH ROAD
YARNMOUTH STREET
CARISBROOKE STREET
FUTURE SCHOOL SITE
PID BOUNDARY
PID BOUNDARY
FUTURE OUTER LOOP
CAMBRIDGE CROSSING
COVENTRY DRIVE
COUNTY ROAD 6
(FUTURE LEGACY DRIVE)
FUTURE OUTER LOOP
PID BOUNDARY
PID EXHIBIT
MAJOR IMPROVEMENTS~DRAINAGE
PHASE ONE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
HUDDLESTON DRIVE
FUTURE DALLAS NORTH TOLLWAY
(RIGHT OF WAY)
PUNK CARTER PARKWAY
PID BOUNDARY

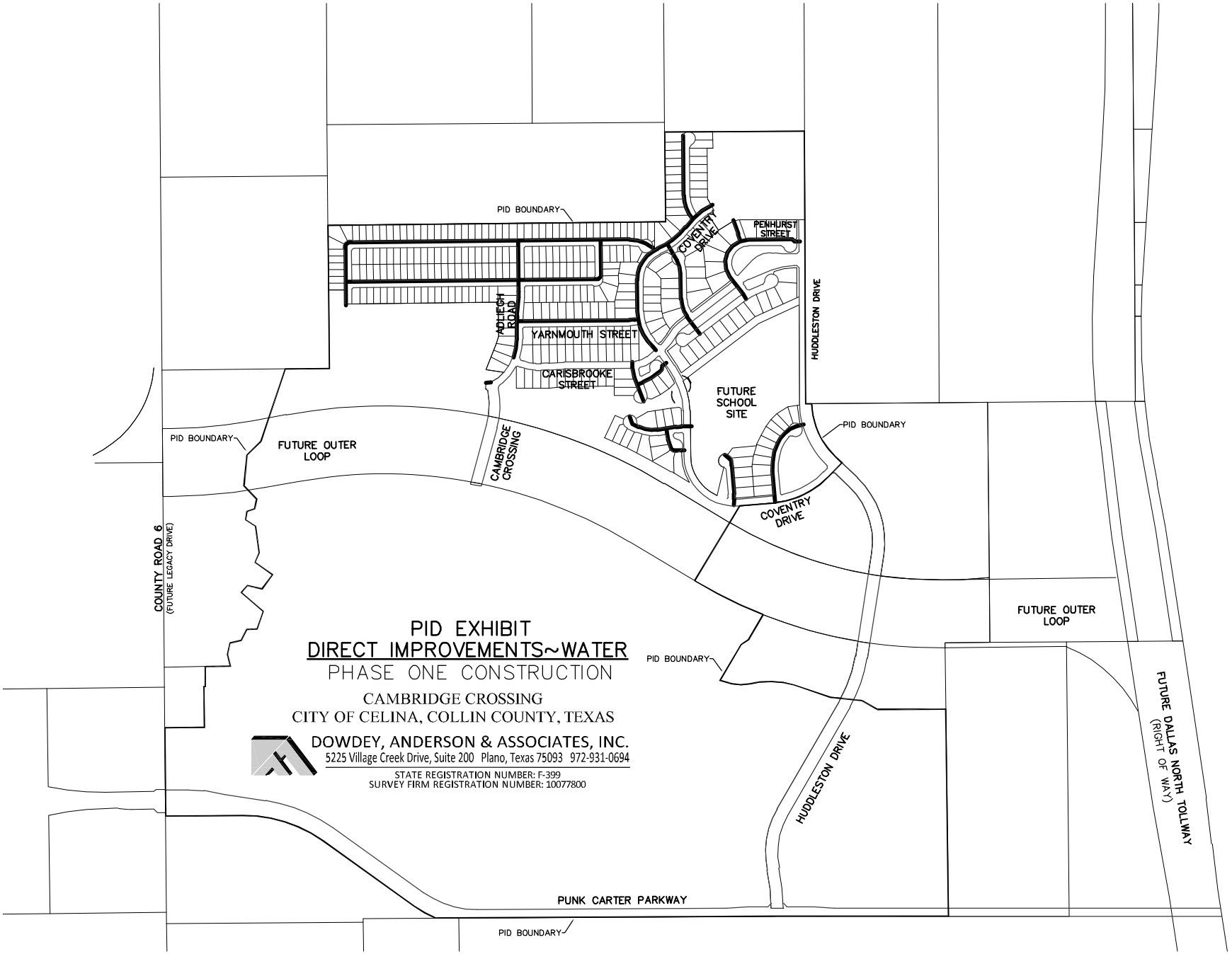


PID EXHIBIT
DIRECT IMPROVEMENTS~ROADWAY
PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

06-07-2018



PID EXHIBIT
DIRECT IMPROVEMENTS~WATER
PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
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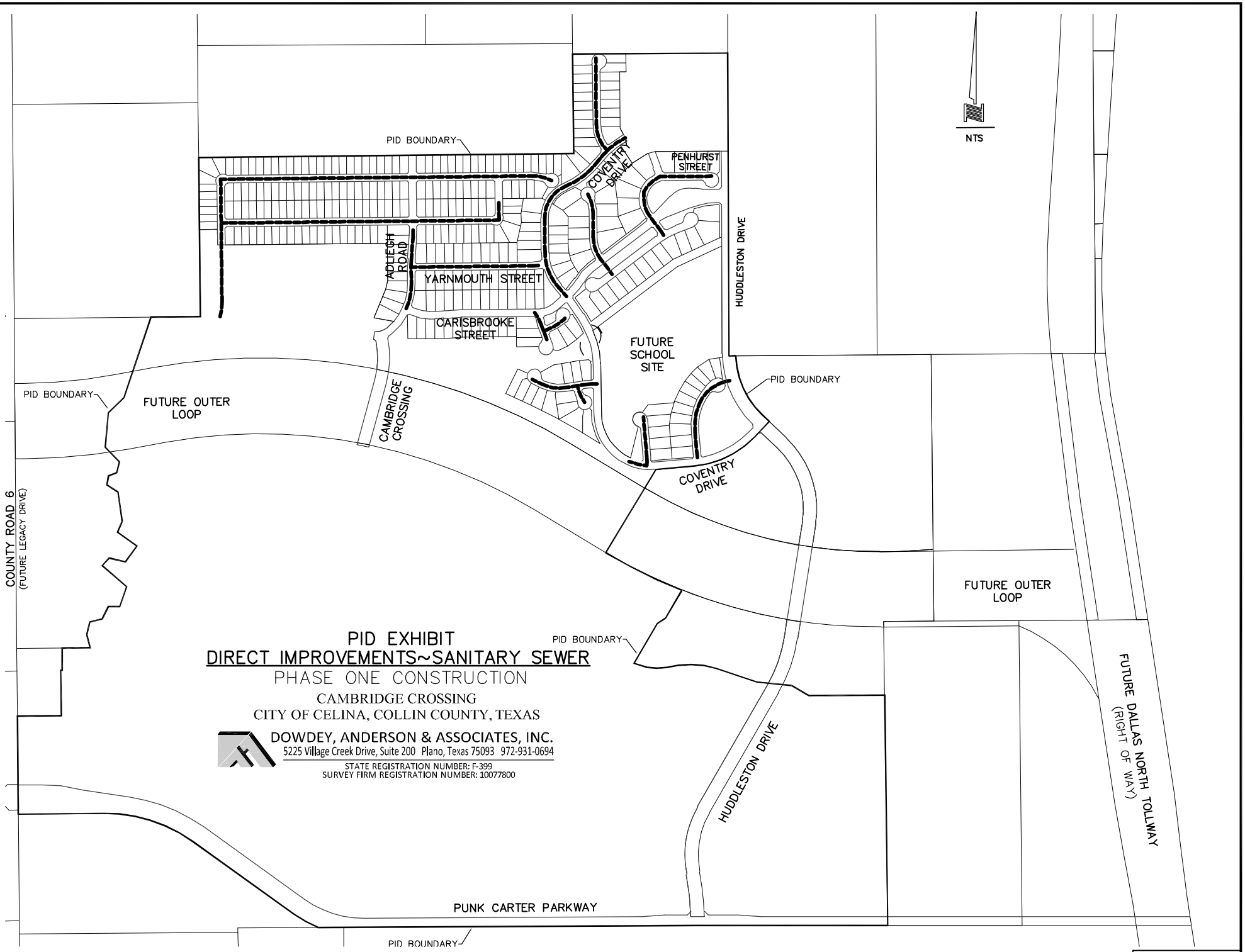
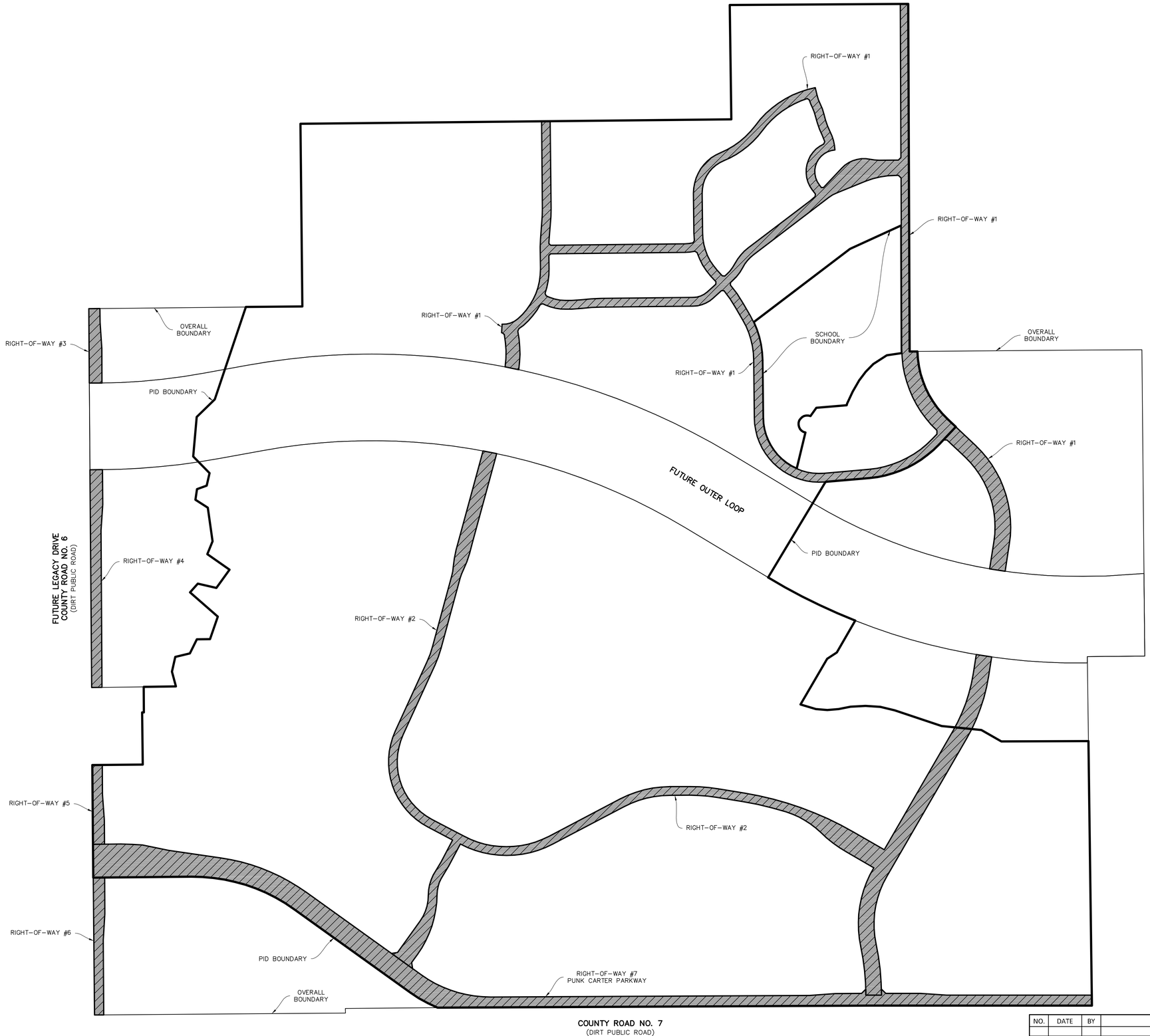
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800



DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

06-07-2018



LEGEND

RIGHT-OF-WAY

RIGHTS-OF-WAY AREA TABLE	
NAME	NET AREA (ACRES/SQ.FT.)
RIGHT-OF-WAY #1	16.098 ACRES (701,240 SQ.FT.)
RIGHT-OF-WAY #2	12.504 ACRES (544,680 SQ.FT.)
RIGHT-OF-WAY #3	0.692 ACRES (30,131 SQ.FT.)
RIGHT-OF-WAY #4	1.818 ACRES (79,190 SQ.FT.)
RIGHT-OF-WAY #5	0.646 ACRES (28,146 SQ.FT.)
RIGHT-OF-WAY #6	1.043 ACRES (45,451 SQ.FT.)
RIGHT-OF-WAY #7	12.289 ACRES (535,292 SQ.FT.)
OVERALL TOTAL:	45.090 ACRES (1,964,130 SQ.FT.)

NOTE:

OF THE 45.090 ACRES OF ROW BEING ACQUIRED, 38.779 ACRES IS WITHIN THE PID AND 6.311 ACRES IS OUTSIDE THE PID.

NO.	DATE	BY	REVISION

PID MAJOR IMPROVEMENTS

ROW ACQUISITION

CAMBRIDGE CROSSING

CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
DAA	DAA	DAA	2018-06-18	N.T.S.	14037	1 / 1

PLATE NO :

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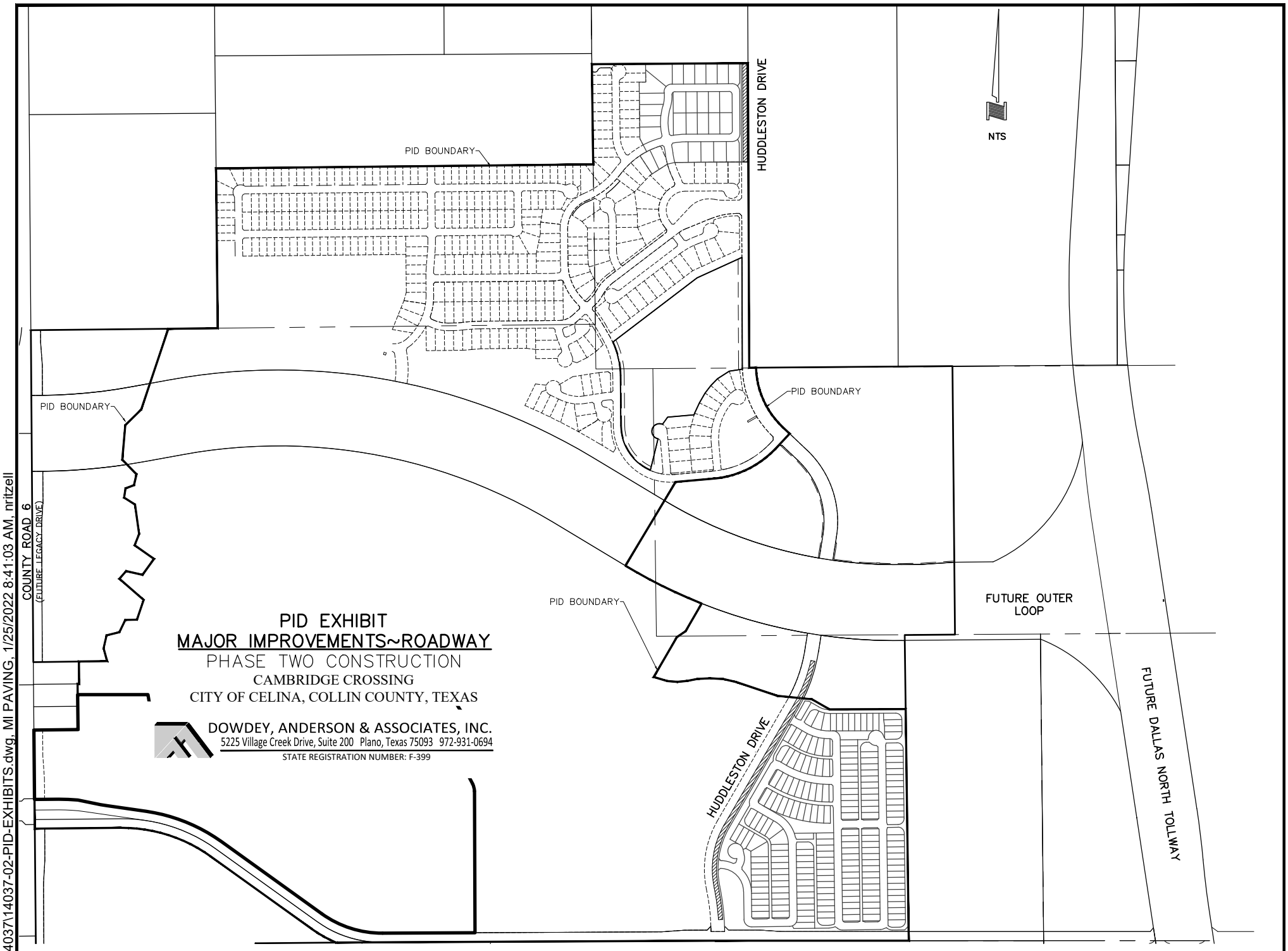

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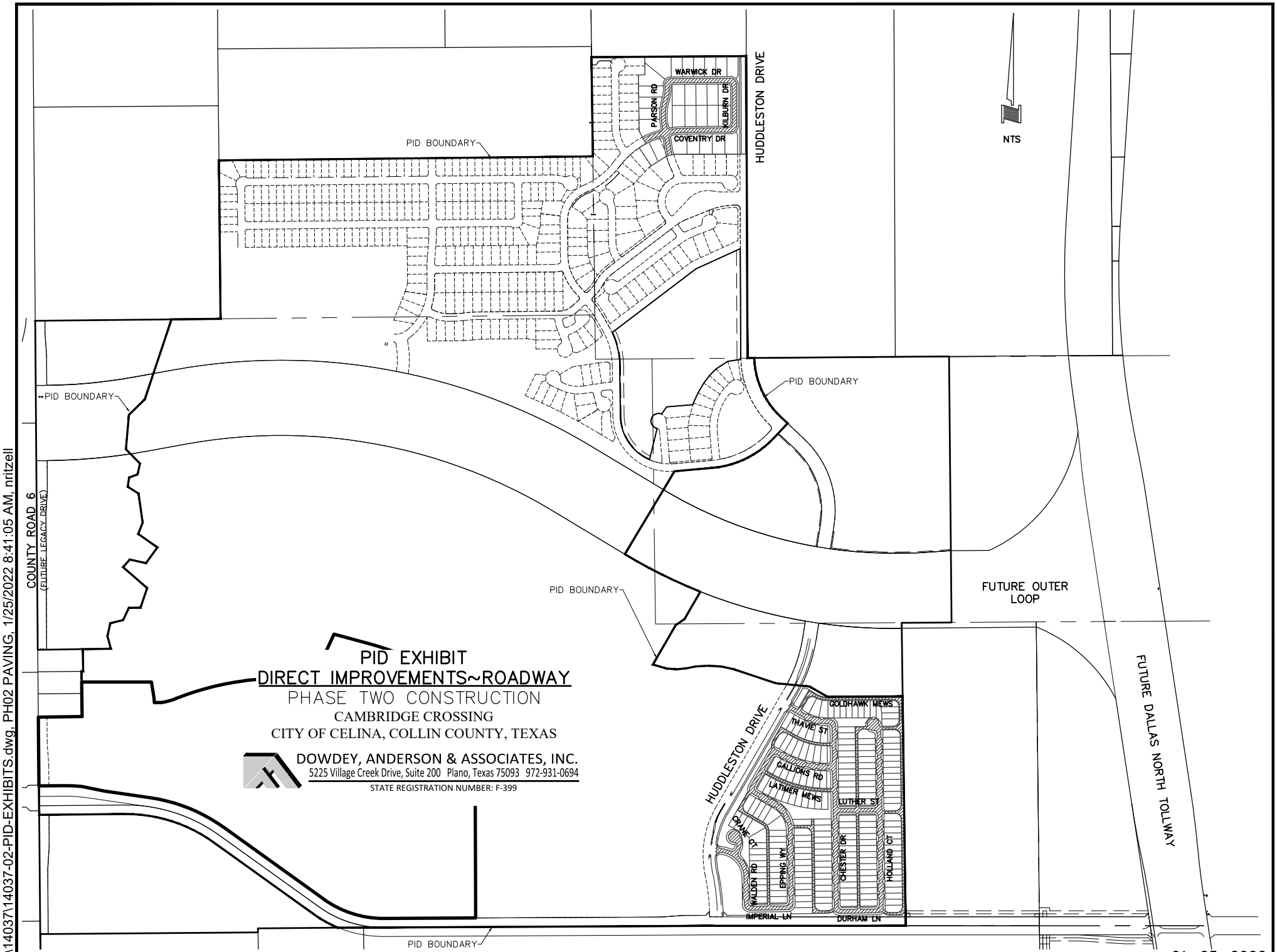

PID EXHIBIT
DIRECT IMPROVEMENTS~ROADWAY
PHASE TWO CONSTRUCTION

CAMBRIDGE CROSSING

CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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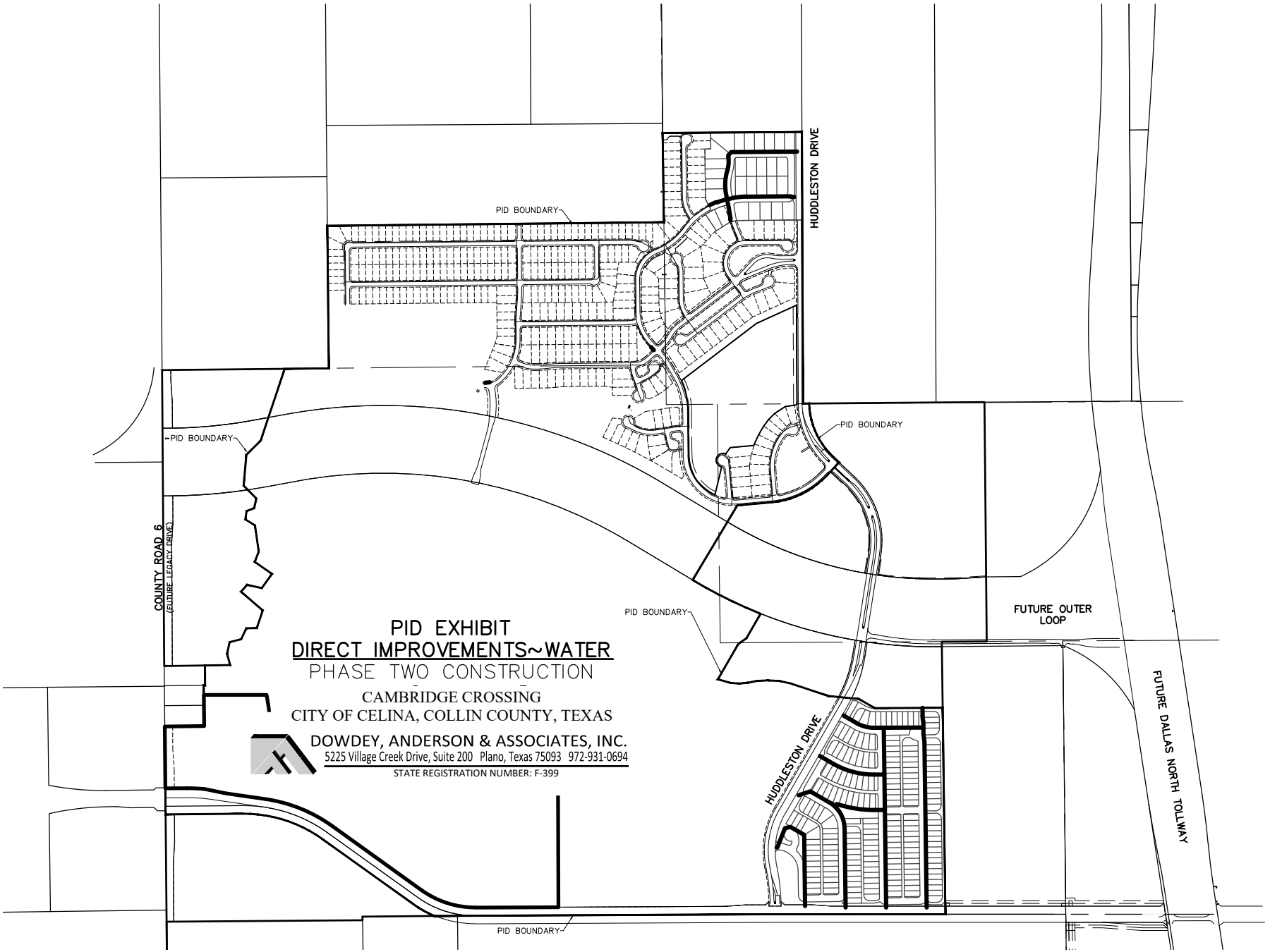

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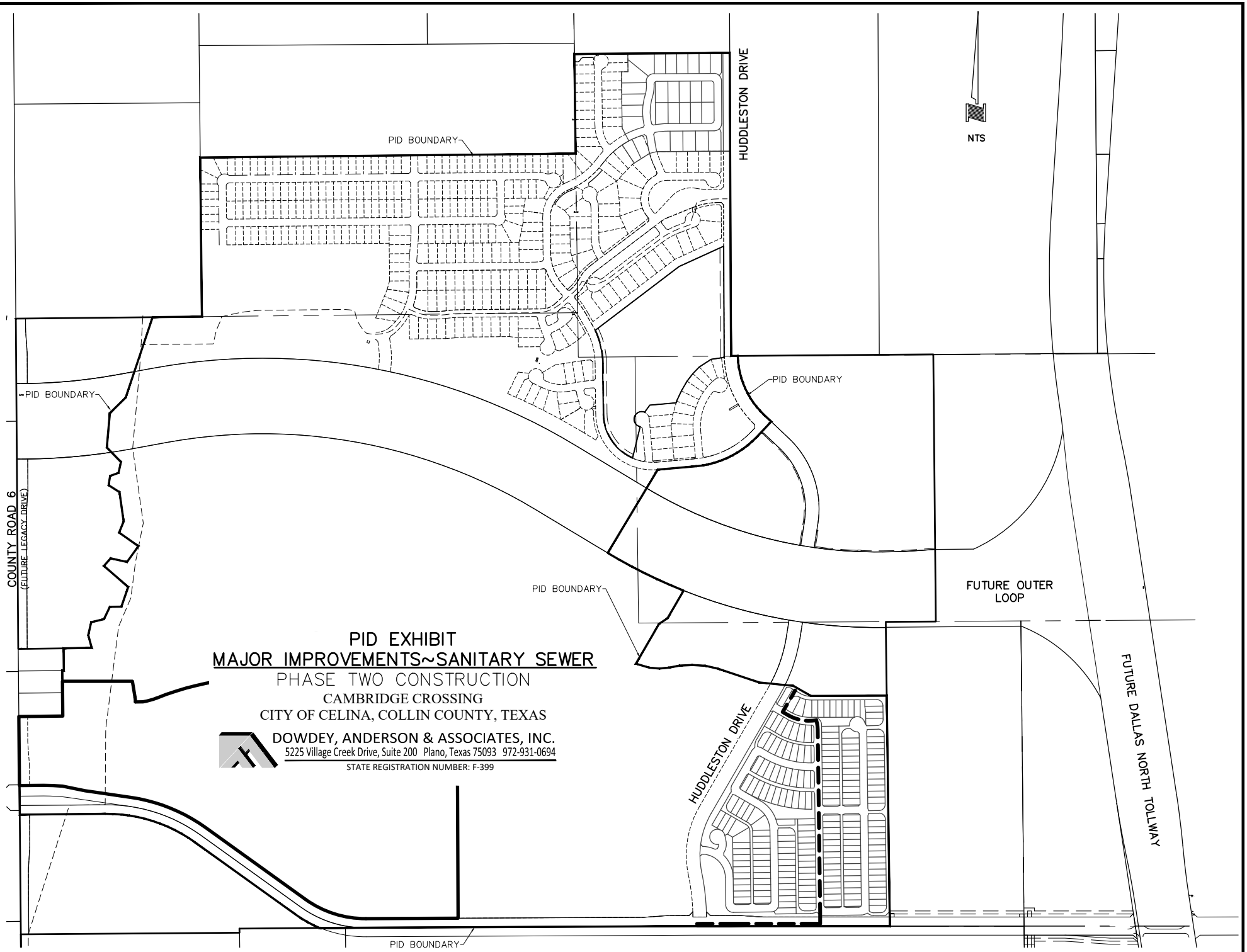

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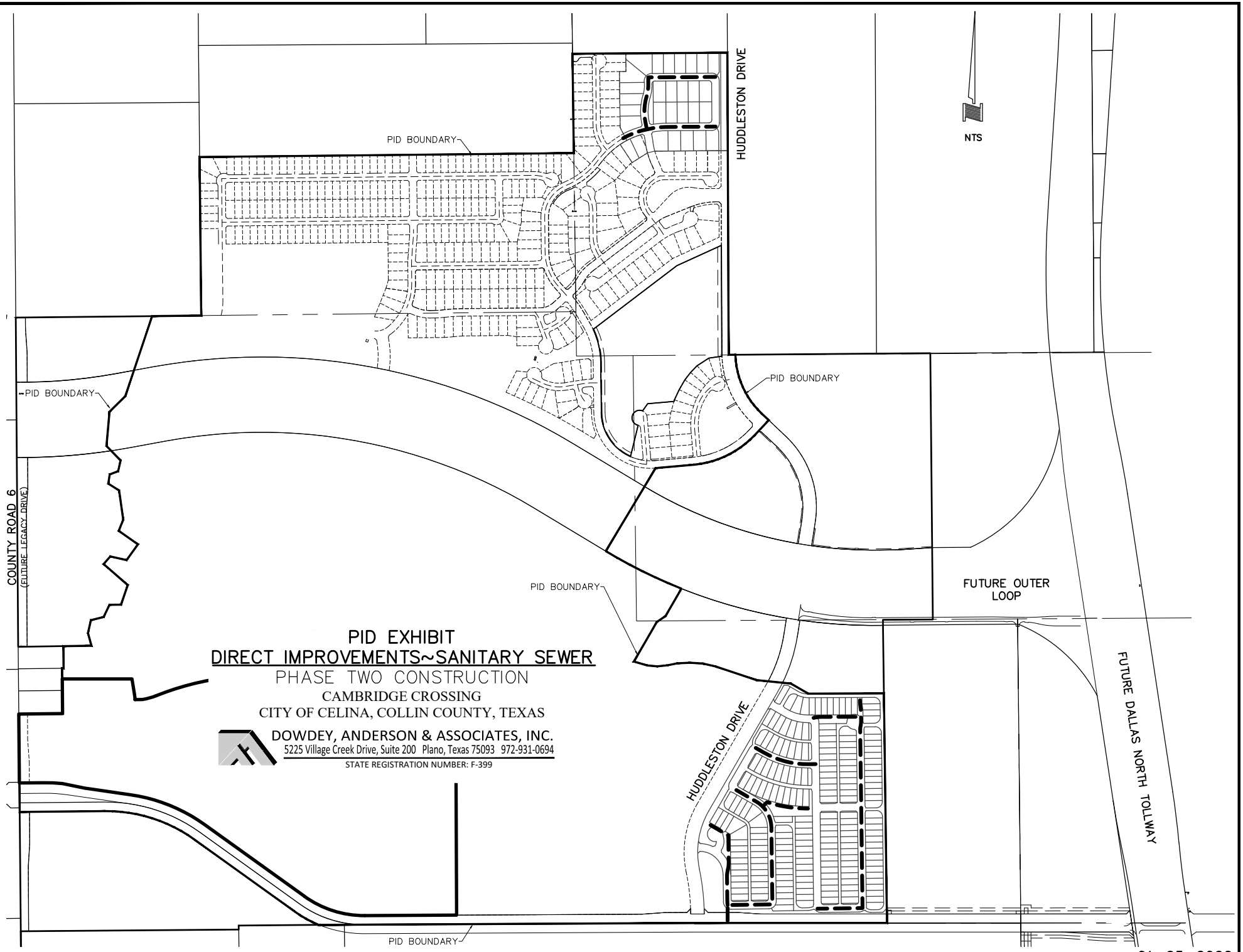

PID EXHIBIT
DIRECT IMPROVEMENTS~SANITARY SEWER
PHASE TWO CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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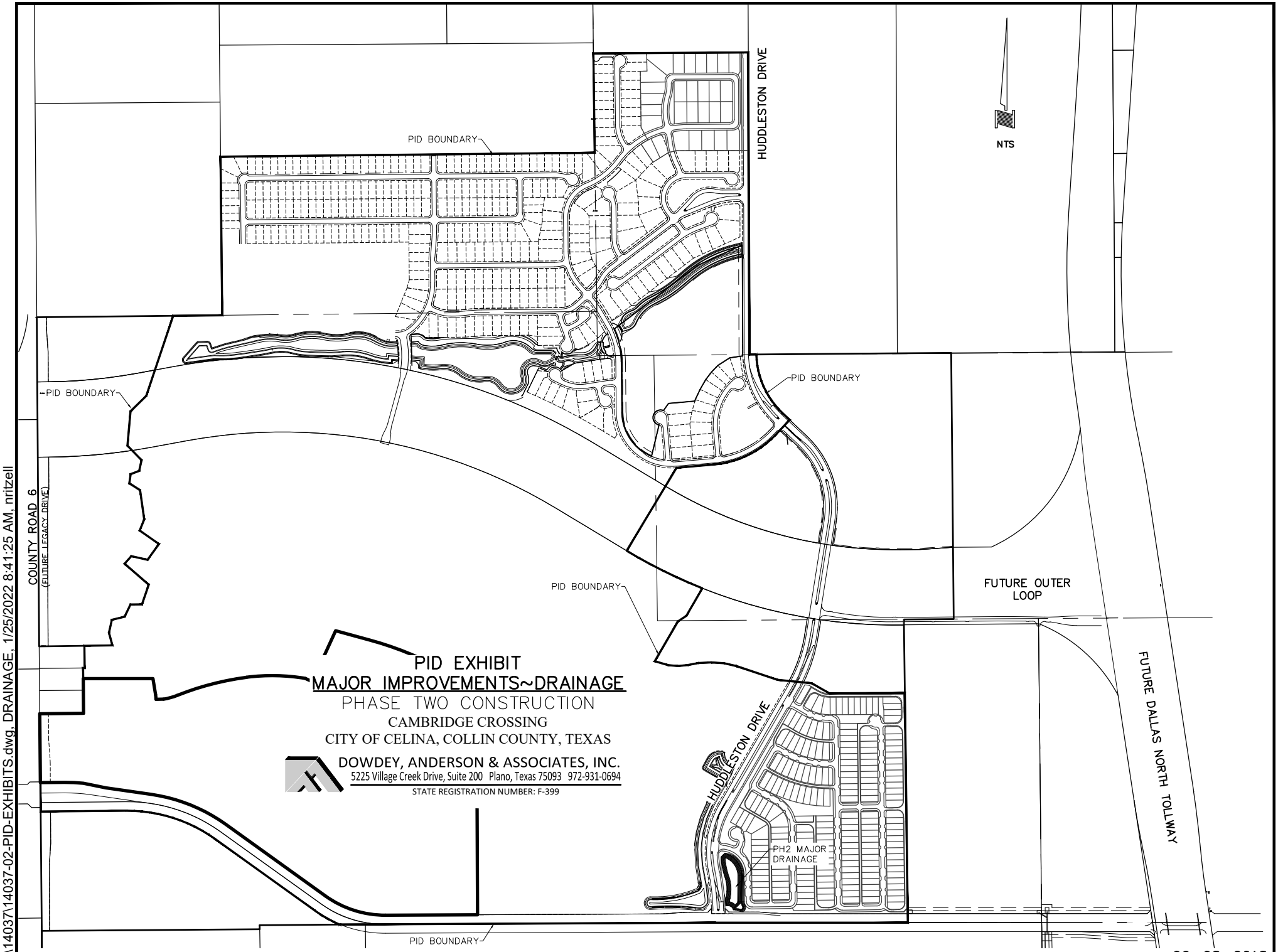

PID EXHIBIT
MAJOR IMPROVEMENTS~DRAINAGE
PHASE TWO CONSTRUCTION

CAMBRIDGE CROSSING

CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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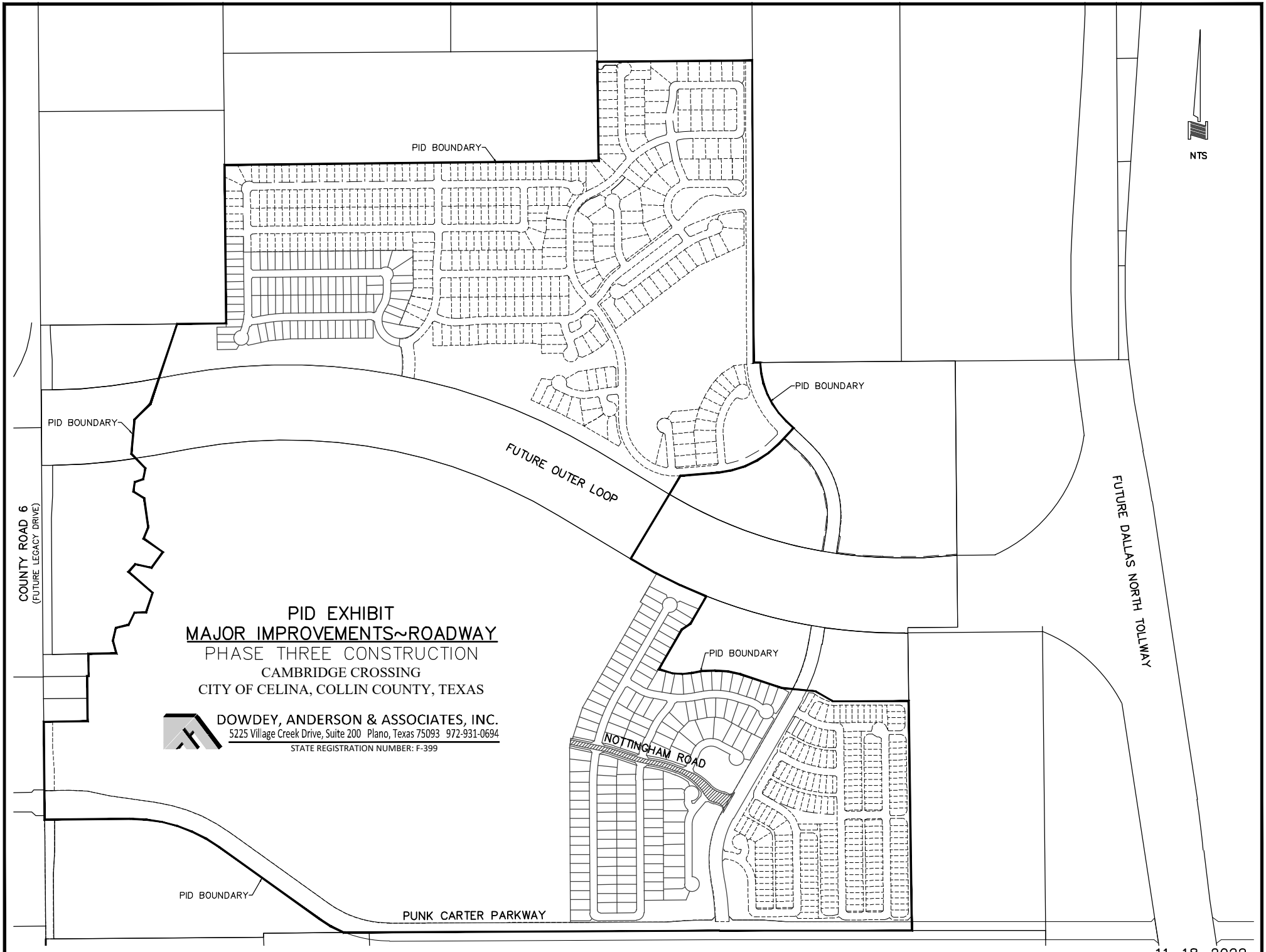

PID EXHIBIT
MAJOR IMPROVEMENTS~ROADWAY
PHASE THREE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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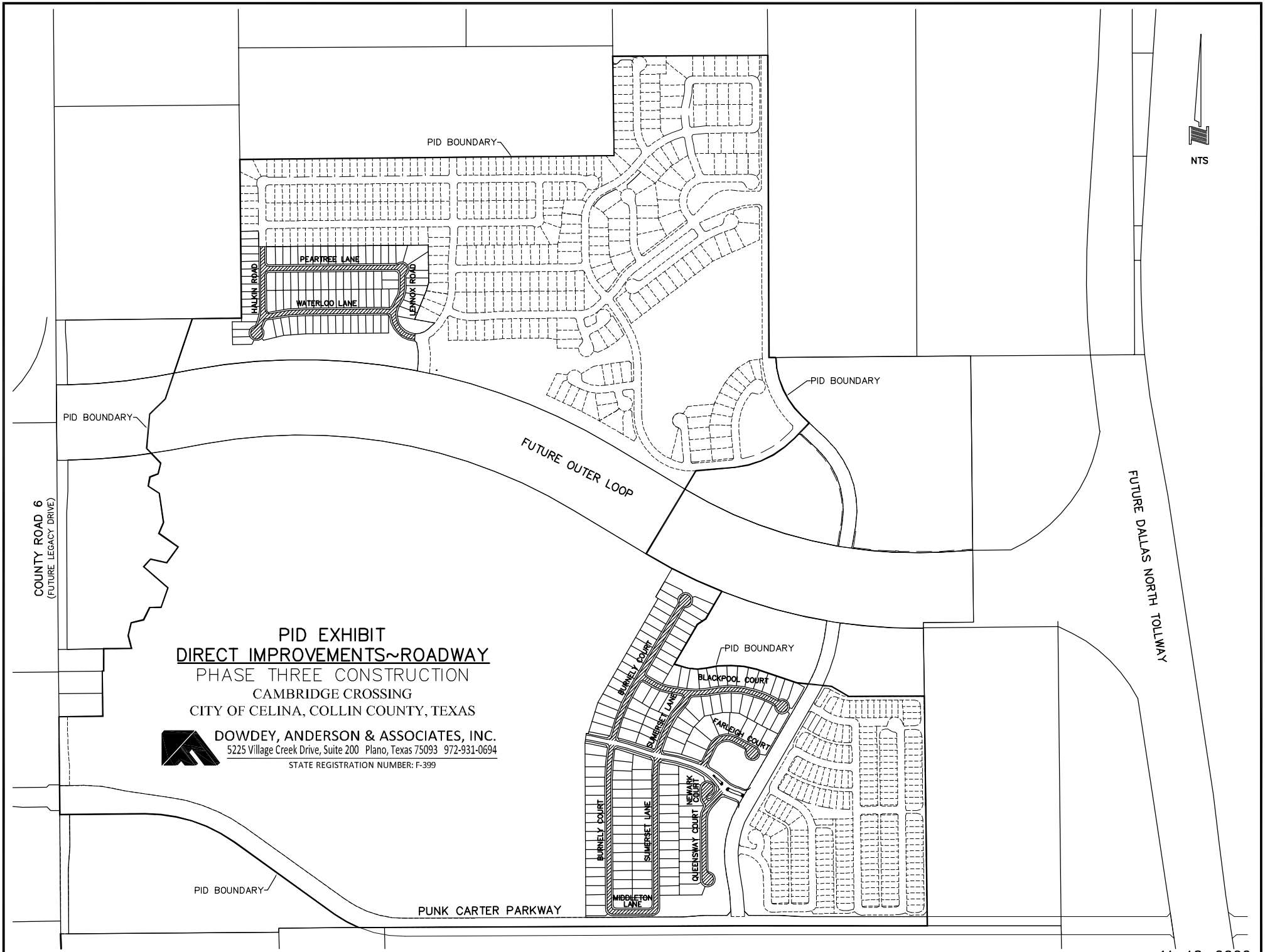

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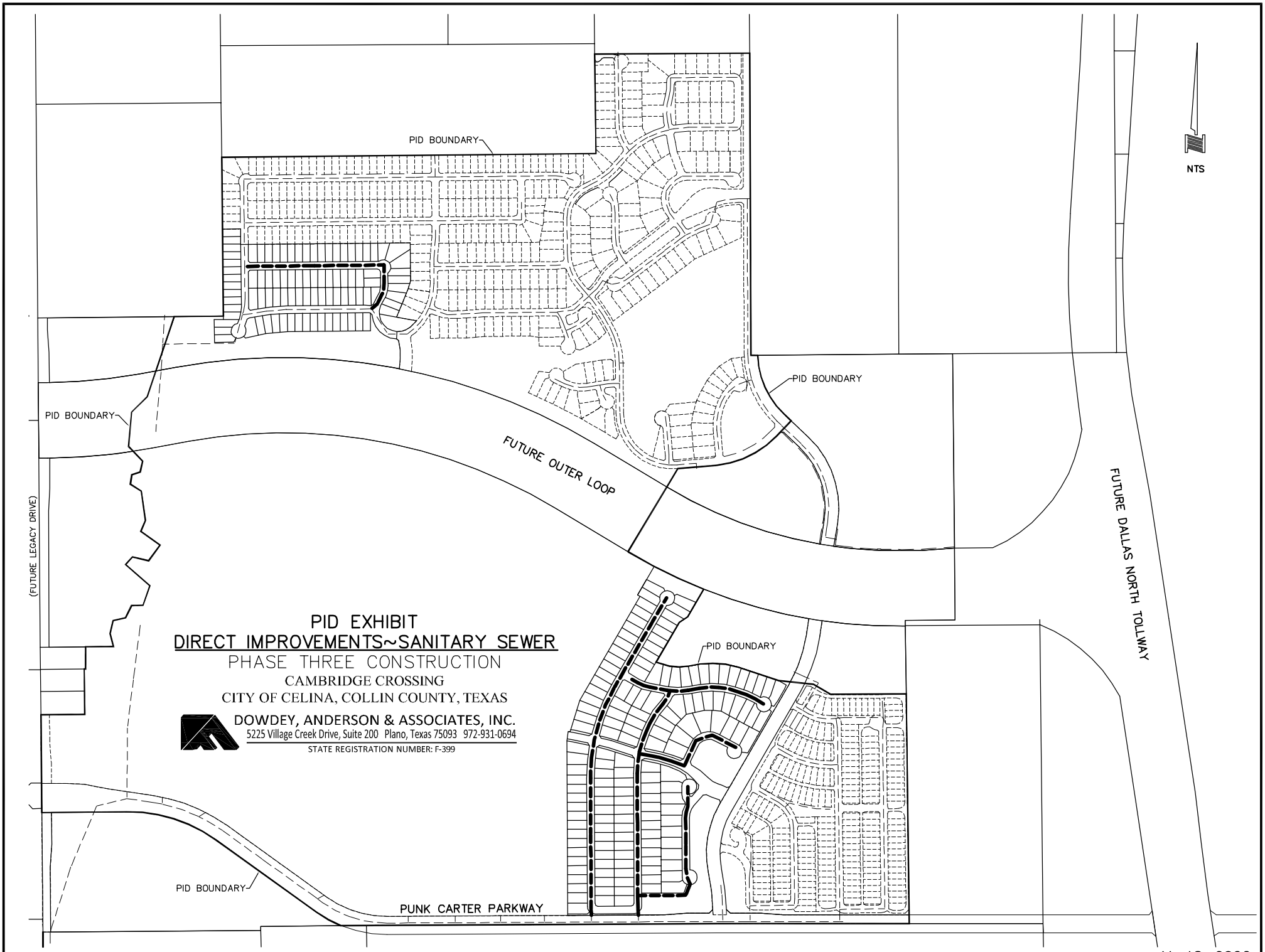

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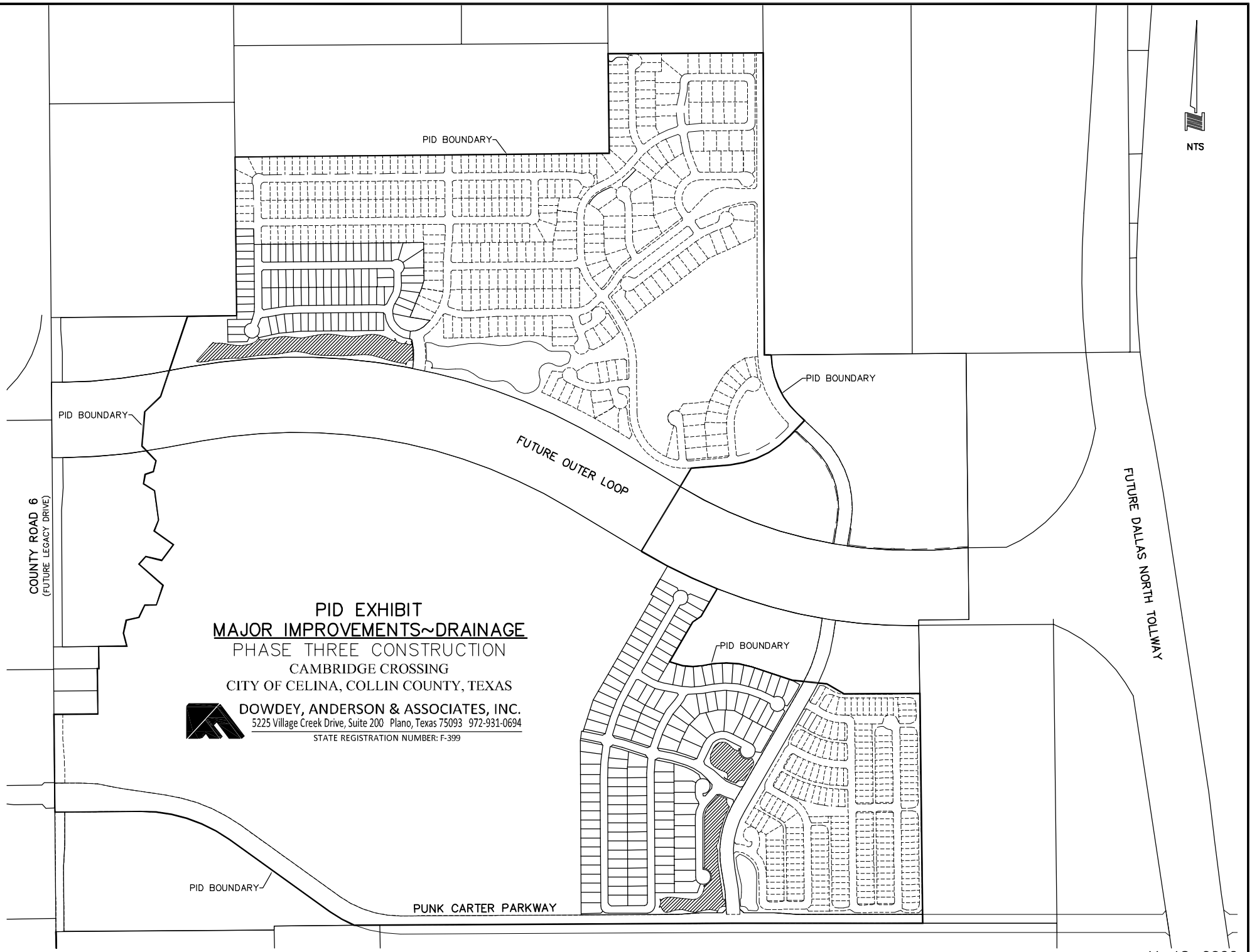

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PHASE 2

PID BOUNDARY

PHASE 1

PHASE 3

PID BOUNDARY

FUTURE OUTER LOOP

PID BOUNDARY

FUTURE PHASE

FUTURE PHASE

8" WL

8" WL

8" WL

8" WL

8" WL

8" WL

8" WL

8" WL

8" WL

8" WL

8" WL

8" WL

PID BOUNDARY

PHASE 3

PHASE 2

PID BOUNDARY

FUTURE DALLAS NORTH TOLLWAY

LEGEND

- 8" WL
- EX. WL
- FIRE HYDRANT ASSEMBLY
- EX. FIRE HYDRANT ASSEMBLY

WATER DIRECT IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FOUR

CELINA, TEXAS

SCALE: 1"= 300'

0' 300' 600' 900'

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

Date: Jan 14, 2025, 10:53am User ID: mnconner
File: W:\Projects\7021\81.06\2.0 Design\2.4 Civil\2.4.4 Exhibits\250102 - PID exhibits and CAD file\7021806-PID Exhibit.dwg

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PID BOUNDARY

PHASE 2

PHASE 1

PHASE 3

PID BOUNDARY

FUTURE OUTER LOOP

PID BOUNDARY

FUTURE DALLAS NORTH TOLLWAY

FUTURE PHASE

FUTURE PHASE

12" WL

PID BOUNDARY

PHASE 3

12" WL

PHASE 2

PID BOUNDARY

LEGEND

- 12" WL
- EX. WL
- FIRE HYDRANT ASSEMBLY
- EX. FIRE HYDRANT ASSEMBLY

WATER MAJOR IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FOUR

CELINA, TEXAS

SCALE: 1"= 300'

0' 300' 600' 900'

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

Date: Jan 14, 2025, 10:53am User ID: mmconner
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LEGEND

- 8" SS
- EX. SS

SANITARY SEWER DIRECT IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FOUR

CELINA, TEXAS

SCALE: 1"= 300'

0' 300' 600' 900'

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

Date: Jan 14, 2025, 10:53am User ID: mmconner
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PHASE 2

PID BOUNDARY

PHASE 1

PHASE 3

PID BOUNDARY

FUTURE OUTER LOOP

PID BOUNDARY

FUTURE PHASE

FUTURE PHASE

8" SS

8" SS

PID BOUNDARY

PHASE 3

PHASE 2

PID BOUNDARY

FUTURE DALLAS NORTH TOLLWAY

LEGEND

8" SS

EX. SS

SANITARY SEWER MAJOR IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FOUR

CELINA, TEXAS

SCALE: 1"= 300'

0' 300' 600' 900'

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

Date: Jan 14, 2025, 11:00am User ID: mmconner
File: W:\projects\702\18.06\2.0 Design\2.4 Civil\2.4.4 Exhibits\250102 - PID exhibits and CAD file\7021806-PID Exhibit.dwg

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PHASE 2

PID BOUNDARY

PHASE 1

PHASE 3

PID BOUNDARY

FUTURE OUTER LOOP

PID BOUNDARY

FUTURE
PHASE

FUTURE
PHASE

PID BOUNDARY

PHASE 3

PHASE 2

PID BOUNDARY

FUTURE DALLAS NORTH TOLLWAY

LEGEND

STORM SEWER
DIRECT IMPROVMENTS

STORM SEWER & DETENTION DIRECT IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FOUR

CELINA, TEXAS

SCALE: 1"= 300'

0' 300' 600' 900'

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

Date: Jan 14, 2025, 10:53am User ID: mmconner
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PHASE 2

PID BOUNDARY

PHASE 1

PHASE 3

PID BOUNDARY

FUTURE OUTER LOOP

PID BOUNDARY

FUTURE
PHASE

FUTURE
PHASE

PID BOUNDARY

PHASE 3

PHASE 2

PID BOUNDARY

FUTURE DALLAS NORTH TOLLWAY

LEGEND

STORM SEWER MAJOR IMPROVMENTS

DETENTION MAJOR IMPROVMENTS

STORM SEWER & DETENTION MAJOR IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FOUR

CELINA, TEXAS

SCALE: 1"= 300'

0' 300' 600' 900'

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

Date: Jan 14, 2025, 10:53am User ID: mmooney
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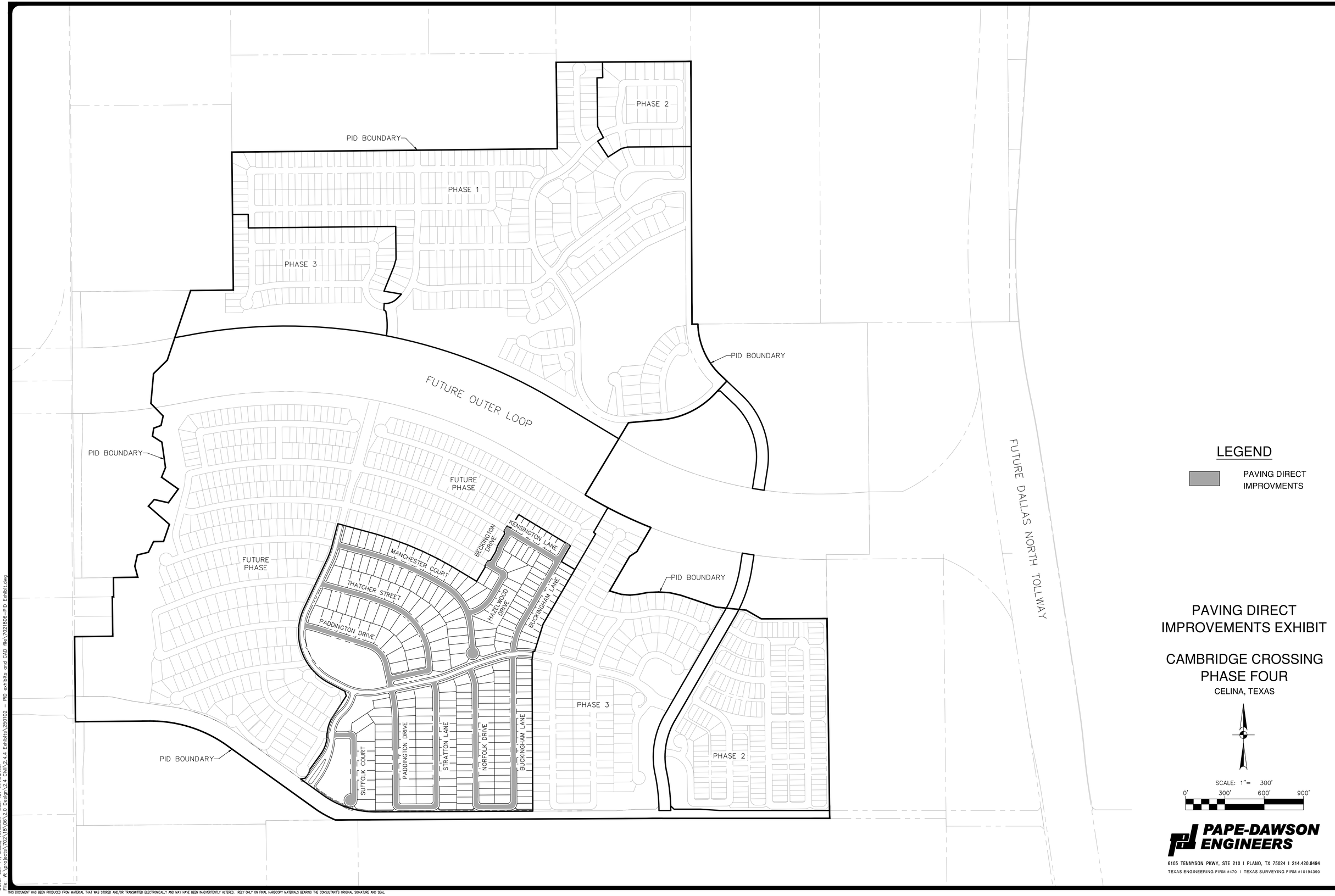

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

Date: Jan 14, 2025, 10:53am User ID: mnconner
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PHASE 2

PID BOUNDARY

PHASE 1

PHASE 3

PID BOUNDARY

FUTURE OUTER LOOP

PID BOUNDARY

FUTURE PHASE

FUTURE PHASE

NOTTINGHAM ROAD

PID BOUNDARY

NOTTINGHAM ROAD

PHASE 3

PHASE 2

YORKSHIRE DRIVE

PID BOUNDARY

FUTURE DALLAS NORTH TOLLWAY

LEGEND

PAVING MAJOR IMPROVMENTS

PAVING MAJOR IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FOUR

CELINA, TEXAS

SCALE: 1"= 300'

0' 300' 600' 900'

PAPE-DAWSON ENGINEERS

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SIDDHIPRIYA CELINA TOLLWAY LLC
DOC. NO. 2022000116887
O.P.R.C.C.T.

CELINA INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20160802001000860
O.P.R.C.C.T.

STILES FAMILY LIMITED PARTNERSHIP
DOC. NO. 97-0009838
O.P.R.C.C.T.

COLLIN COUNTY, TEXAS
DOC. NO. 20160930001319650
O.P.R.C.C.T.

CAMBRIDGE OUTERLOOP LP, A
VB OUTERLOOP LLC
PARCEL 5
DOC. NO. 2022000162104
O.P.R.C.C.T.

OUTERLOOP CAMBRIDGE LLC
PARCEL 4
DOC. NO. 2022000162059
O.P.R.C.C.T.

VIJAYA KUMAR BORRA AND
KIRANMAI YALAMANCHILI, CO-TRUSTEES
OF THE BORRA YALMANCHILI FAMILY TRUST
DOC. NO. 2022000162103
O.P.R.C.C.T.

ANNE PENDERGRAFT AND
HAD DARRIN BECK
O. 20210610001176650
O.P.R.C.C.T.

DA MICHELLE TILLERY
NO. 20210607001146890
O.P.R.C.C.T.

AUL VU NGUYEN AND
JODY H NGUYEN
NO. 20161110001532590
O.P.R.C.C.T.

SD CELINA PROPERTY LLC,
DOC. NO. 2022000113450
O.P.R.C.C.T.

STEPHEN WAYNE HARRIS
DOC. NO. 20030320000506170
D.R.C.C.T.

CAMBRIDGE CROSSING
PHASE 3

PRIME AT CAMBRIDGE LP
DOC. NO. 2022000162049
O.P.R.C.C.T.

PRIME AT CAMBRIDGE LP
DOC. NO. 2022000162040
O.P.R.C.C.T.

CAMBRIDGE CROSSING
PHASE 4

CAMBRIDGE CROSSING
PHASE 3

CAMBRIDGE CROSSING
PHASE 4

CAMBRIDGE CROSSING
PHASE 2

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

LEGEND

- 8" WL
- EX. WL
- FIRE HYDRANT ASSEMBLY
- EX. FIRE HYDRANT ASSEMBLY

WATER DIRECT IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FIVE

CELINA, TEXAS

SCALE: 1"= 200'

0' 200' 400' 600'

PAPE-DAWSON

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

Date: Feb 04, 2026, 8:35am User ID: lmilanowski
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SIDDHIPRIYA CELINA TOLLWAY LLC
DOC. NO. 20220001168887
O.P.R.C.C.T.

COLLIN COUNTY, TEXAS
DOC. NO. 20160930001319650
O.P.R.C.C.T.

CELINA INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20160802001000860
O.P.R.C.C.T.

STILES FAMILY LIMITED PARTNERSHIP
DOC. NO. 97-0009838
O.P.R.C.C.T.

CAMBRIDGE OUTERLOOP LP, A
VB OUTERLOOP LLC
PARCEL 5
DOC. NO. 20220001621040
O.P.R.C.C.T.

OUTERLOOP CAMBRIDGE LLC
PARCEL 4
DOC. NO. 20220001620590
O.P.R.C.C.T.

COLLIN COUNTY, TEXAS
DOC. NO. 20160930001319650
O.P.R.C.C.T.

VIJAYA KUMAR BORRA AND
KIRANMAI YALAMANCHILI, CO-TRUSTEES
OF THE BORRA YALMANCHILI FAMILY TRUST
DOC. NO. 20220001621030
O.P.R.C.C.T.

ANNE PENDERGRAFT AND
HAD DARRIN BECK
O. 20210610001176650
O.P.R.C.C.T.

DA MICHELLE TILLERY
NO. 20210607001146890
O.P.R.C.C.T.

AUL VU NGUYEN AND
JODY H NGUYEN
NO. 20161110001532590
O.P.R.C.C.T.

SD CELINA PROPERTY LLC,
DOC. NO. 20220001134500
O.P.R.C.C.T.

STEPHEN WAYNE HARRIS
DOC. NO. 20030320000506170
D.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

CAMBRIDGE CROSSING
PHASE 3

PRIME AT CAMBRIDGE LP
DOC. NO. 20220001620490
O.P.R.C.C.T.

PRIME AT CAMBRIDGE LP
DOC. NO. 20220001620400
O.P.R.C.C.T.

CAMBRIDGE CROSSING
PHASE 4

CAMBRIDGE CROSSING
PHASE 3

CAMBRIDGE CROSSING
PHASE 2

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

LEGEND

- 12" WL
- 8" WL
- EX. WL
- EX. FIRE HYDRANT ASSEMBLY

WATER MAJOR IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FIVE

CELINA, TEXAS

SCALE: 1"= 200'

0' 200' 400' 600'

PAPE-DAWSON
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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LEGEND

PAVING MAJOR IMPROVMENTS

PAVING MAJOR IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FIVE

CELINA, TEXAS

SCALE: 1"= 200'

0' 200' 400' 600'

PAPE-DAWSON

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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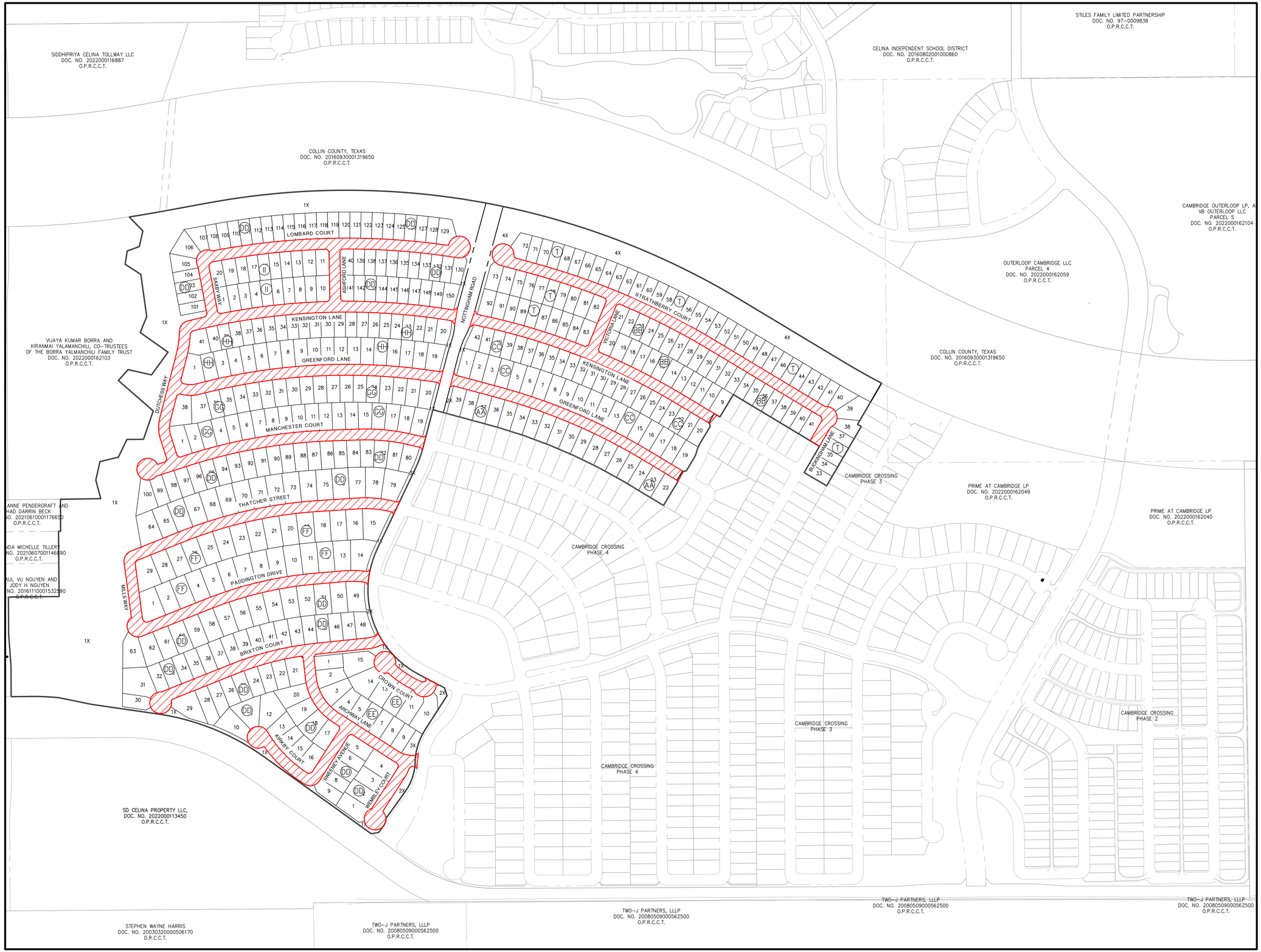

LEGEND

PAVING DIRECT IMPROVMENTS

PAVING DIRECT IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FIVE

CELINA, TEXAS

SCALE: 1"= 200'

0' 200' 400' 600'

PAPE-DAWSON

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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LEGEND

- 8" SS
- EX. SS

SANITARY SEWER DIRECT IMPROVEMENTS EXHIBIT
CAMBRIDGE CROSSING PHASE FIVE

CELINA, TEXAS

SCALE: 1"= 200'

0' 200' 400' 600'

PAPE-DAWSON

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

Date: Feb 04, 2026, 8:35am User ID: lmilanowski
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SIDDHIPRIYA CELINA TOLLWAY LLC
DOC. NO. 20220001168887
O.P.R.C.C.T.

CELINA INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20160802001000860
O.P.R.C.C.T.

STILES FAMILY LIMITED PARTNERSHIP
DOC. NO. 97-0009838
O.P.R.C.C.T.

COLLIN COUNTY, TEXAS
DOC. NO. 20160930001319650
O.P.R.C.C.T.

CAMBRIDGE OUTERLOOP LP, A
VB OUTERLOOP LLC
PARCEL 5
DOC. NO. 20220001621040
O.P.R.C.C.T.

OUTERLOOP CAMBRIDGE LLC
PARCEL 4
DOC. NO. 20220001620590
O.P.R.C.C.T.

VIJAYA KUMAR BORRA AND
KIRANMAI YALAMANCHILI, CO-TRUSTEES
OF THE BORRA YALMANCHILI FAMILY TRUST
DOC. NO. 20220001621030
O.P.R.C.C.T.

COLLIN COUNTY, TEXAS
DOC. NO. 20160930001319650
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ANNE PENDERGRAFT AND
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O. 20210610001176650
O.P.R.C.C.T.

NDA MICHELLE TILLERY
NO. 20210607001146890
O.P.R.C.C.T.

AUL VU NGUYEN AND
JODY H NGUYEN
NO. 20161110001532590
O.P.R.C.C.T.

CAMBRIDGE CROSSING
PHASE 3

PRIME AT CAMBRIDGE LP
DOC. NO. 20220001620490
O.P.R.C.C.T.

PRIME AT CAMBRIDGE LP
DOC. NO. 20220001620400
O.P.R.C.C.T.

CAMBRIDGE CROSSING
PHASE 4

CAMBRIDGE CROSSING
PHASE 3

CAMBRIDGE CROSSING
PHASE 2

CAMBRIDGE CROSSING
PHASE 4

SD CELINA PROPERTY LLC,
DOC. NO. 20220001134500
O.P.R.C.C.T.

STEPHEN WAYNE HARRIS
DOC. NO. 20030320000506170
D.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

LEGEND

STORM SEWER MAJOR IMPROVMENTS

DETENTION MAJOR IMPROVMENTS

STORM SEWER & DETENTION MAJOR IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FIVE

CELINA, TEXAS

SCALE: 1"= 200'

0' 200' 400' 600'

PAPE-DAWSON

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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SIDDHIPRIYA CELINA TOLLWAY LLC
DOC. NO. 20220001168887
O.P.R.C.C.T.

CELINA INDEPENDENT SCHOOL DISTRICT
DOC. NO. 20160802001000860
O.P.R.C.C.T.

STILES FAMILY LIMITED PARTNERSHIP
DOC. NO. 97-0009838
O.P.R.C.C.T.

COLLIN COUNTY, TEXAS
DOC. NO. 20160930001319650
O.P.R.C.C.T.

CAMBRIDGE OUTERLOOP LP, A
VB OUTERLOOP LLC
PARCEL 5
DOC. NO. 20220001621O4
O.P.R.C.C.T.

OUTERLOOP CAMBRIDGE LLC
PARCEL 4
DOC. NO. 20220001620S9
O.P.R.C.C.T.

VIJAYA KUMAR BORRA AND
KIRANMAI YALAMANCHILI, CO-TRUSTEES
OF THE BORRA YALMANCHILI FAMILY TRUST
DOC. NO. 20220001621O3
O.P.R.C.C.T.

COLLIN COUNTY, TEXAS
DOC. NO. 20160930001319650
O.P.R.C.C.T.

ANNE PENDERGRAFT AND
HAD DARRIN BECK
O. 20210610001176650
O.P.R.C.C.T.

NDA MICHELLE TILLERY
NO. 20210607001146890
O.P.R.C.C.T.

AUL VU NGUYEN AND
JODY H NGUYEN
NO. 20161110001532590
O.P.R.C.C.T.

CAMBRIDGE CROSSING
PHASE 3

PRIME AT CAMBRIDGE LP
DOC. NO. 20220001620S9
O.P.R.C.C.T.

PRIME AT CAMBRIDGE LP
DOC. NO. 20220001620S0
O.P.R.C.C.T.

CAMBRIDGE CROSSING
PHASE 4

CAMBRIDGE CROSSING
PHASE 3

CAMBRIDGE CROSSING
PHASE 2

CAMBRIDGE CROSSING
PHASE 4

SD CELINA PROPERTY LLC,
DOC. NO. 20220001134S0
O.P.R.C.C.T.

STEPHEN WAYNE HARRIS
DOC. NO. 20030320000506170
D.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
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TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

TWO-J PARTNERS, LLLP
DOC. NO. 20080509000562500
O.P.R.C.C.T.

LEGEND

STORM SEWER MAJOR IMPROVMENTS

STORM SEWER & DETENTION DIRECT IMPROVEMENTS EXHIBIT

CAMBRIDGE CROSSING PHASE FIVE

CELINA, TEXAS

SCALE: 1"= 200'

0' 200' 400' 600'

PAPE-DAWSON
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

Date: Feb 04, 2026, 8:35am User ID: Imilanowski
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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 ***Cambridge Crossing 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 an Assessment Roll, being lots typically with a Lot width of approximately 74 feet, as provided in the Zoning Ordinance.

"Lot Type 2" means lots identified as such on an 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 an 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 an Assessment Roll, being lots typically with a Lot width of approximately 84 feet, as provided by Zoning Ordinance.

"Lot Type 5" means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 40 feet, as provided by Zoning Ordinance.

A) Proposed Development

Table F-1 shows the original proposed residential Lot Types to be developed within the PID.

Table F-1
Proposed Development within the PID – Original

Description	Proposed Development	
Lot Type 1 (74 Ft)	152	Units
Lot Type 2 (60 Ft)	537	Units
Lot Type 3 (50 Ft)	839	Units
Total	**1,528**	**Units**

Table F-2.1 shows the 2022 revised proposed residential Lot Types to be developed within the PID.

Table F-2.1
Proposed Development within the PID – 2022 Revised

Description	Proposed Development	
Lot Type 1 (74 Ft)	200	Units
Lot Type 2 (60 Ft)	491	Units
Lot Type 3 (50 Ft)	634	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	**1,530**	**Units**

Table F-2.2 shows the 2025 revised proposed residential Lot Types to be developed within the PID.

Table F-2.2
Proposed Development within the PID – 2025 Revised

Description	Proposed Development	
Lot Type 1 (74 Ft)	201	Units
Lot Type 2 (60 Ft)	539	Units
Lot Type 3 (50 Ft)	589	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	**1,534**	**Units**

Table F-3 shows the original proposed residential Lot Types to be developed within the Phases #2-7 Major Improvement Area (including the Lots developed in Phase #2, Phase #3, Phase #4, and to be developed in Phase #5-7).

Table F-3
Proposed Development – Phases #2-7 Major Improvement Area - Original

Description	Proposed Development	
Lot Type 1 (74 Ft)	109	Units
Lot Type 2 (60 Ft)	415	Units
Lot Type 3 (50 Ft)	674	Units
Total	**1,198**	**Units**

Table F-4.1 shows the 2022 revised proposed residential Lot Types to be developed within the Phases #2-7 Major Improvement Area (including the Lots developed in Phase #2, Phase #3, Phase #4, and to be developed in Phase #5-7).

Table F-4.1
Proposed Development – Phases #2-7 Major Improvement Area – 2022 Revised

Description	Proposed Development	
Lot Type 1 (74 Ft)	157	Units
Lot Type 2 (60 Ft)	369	Units
Lot Type 3 (50 Ft)	469	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	**1,200**	**Units**

Table F-4.2 shows the 2025 revised proposed residential Lot Types to be developed within the Phases #2-7 Major Improvement Area (including the Lots developed in Phase #2, Phase #3, Phase #4, and to be developed in Phase #5-7).

Table F-4.2
Proposed Development – Phases #2-7 Major Improvement Area – 2025 Revised

Description	Proposed Development	
Lot Type 1 (74 Ft)	158	Units
Lot Type 2 (60 Ft)	417	Units
Lot Type 3 (50 Ft)	424	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	**1,204**	**Units**

Table F-5 shows the residential Lot Types developed within Phase #1.

Table F-5
Development – Phase #1

Description	Development	
Lot Type 1 (74 Ft)	43	Units
Lot Type 2 (60 Ft)	122	Units
Lot Type 3 (50 Ft)	165	Units
Total	**330**	**Units**

Table F-6 shows the residential Lot Types developed within Phase #2.

Table F-6
Development – Phase #2

Description	Development	
Lot Type 1 (74 Ft)	20	Units
Lot Type 2 (60 Ft)	2	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	**227**	**Units**

Table F-7 shows the residential Lot Types developed within Phase #3.

Table F-7
Development – Phase #3

Description	Development	
Lot Type 1 (74 Ft)	19	Units
Lot Type 2 (60 Ft)	133	Units
Lot Type 3 (50 Ft)	90	Units
Total	**242**	**Units**

Table F-8 shows the proposed residential Lot Types developed within Phase #4.

Table F-8
Proposed Development – Phase #4

Description	Proposed Development	
Lot Type 1 (74 Ft)	49	Units
Lot Type 2 (60 Ft)	114	Units
Lot Type 3 (50 Ft)	126	Units
Total	**289**	**Units**

Table F-9 shows the proposed residential Lot Types to be developed within Phase #5-7.

Table F-9
Proposed Development – Phase #5-7

Description	Proposed Development	
Lot Type 1 (74 Ft)	70	Units
Lot Type 2 (60 Ft)	168	Units
Lot Type 3 (50 Ft)	208	Units
Total	**446**	**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 the Authorized Improvements shall be allocated to the parcel of the Assessed Property receiving benefit from such Authorized Improvements by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to 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., 84 Ft, 74 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 originally determined that allocating the Assessments among Parcels of Assessed Property based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. The original classifications (from Lot Type 1 (74 Ft Lots) representing the highest value to Lot Type 3 (50 Ft Lot) representing the lowest value for residential lots). Originally, the Assessments were 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 original Equivalent Unit factor for Lot Type 1 (74 Ft Lots) to 1.0.

Table F-10 shows the original Equivalent Unit factors within the PID.

Table F-10
Equivalent Unit Factors – Original

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor[1]	
Lot Type 1 (74 Ft)	$592,000	1.00	per dwelling unit
Lot Type 2 (60 Ft)	$480,000	0.81	per dwelling unit
Lot Type 3 (50 Ft)	$400,000	0.68	per dwelling unit

[1]The Equivalent Unit factors are rounded to two decimal places.

In light of changes to the development process and per request from the Developer, the Lot Type classifications described above have been updated by the City Council. These classifications (from Lot Type 4 (84 Ft Lots) representing the highest value to Lot Type 5 (40 Ft Lot) representing the lowest value for residential lots). Equivalent Units are the ratio of the average value of lots within each assessment class, setting the updated Equivalent Unit factor for Lot Type 4 (84 Ft Lots) to 1.0.

Table F-11 shows the 2022 revised Equivalent Unit factors within the PID.

Table F-11
Equivalent Unit Factors – 2022 Revised

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor[1]	
Lot Type 1 (74 Ft)	$730,000	0.91	per dwelling unit
Lot Type 2 (60 Ft)	$630,000	0.79	per dwelling unit
Lot Type 3 (50 Ft)	$570,000	0.71	per dwelling unit
Lot Type 4 (84 Ft)	$800,000	1.00	per dwelling unit
Lot Type 5 (40 Ft)	$475,000	0.59	per dwelling unit

[1]The Equivalent Unit factors are rounded to two decimal places.

The original total estimated Equivalent Units for the Phases #2-7 Major Improvement Area are shown in Table F-12 as calculated based on the original Equivalent Unit factors shown in Table F-10, estimated Lot Types and number of units originally estimated to be built within the Phases #2-7 Major Improvement Area.

Table F-12
Estimated Equivalent Units – Phases #2-7 Major Improvement Area – Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	109	1.00	109.00
Lot Type 2 (60 Ft)	415	0.81	336.15
Lot Type 3 (50 Ft)	674	0.68	458.32
Total	**1,198**		**903.47[1]**

[1]The total Equivalent Units shown above were used in 2018 to allocate costs of the Phases #2-7 Major Improvement Area Projects to the Phases #2-7 Major Improvement Area Assessed Property at the time Assessments were levied on the Phases #2-7 Major Improvement Area Assessed Property.

The 2022 revised total estimated Equivalent Units for the Phases #2-7 Major Improvement Area are shown in Table F-13 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-11, estimated Lot Types and number of units estimated to be built within the Phases #2-7 Major Improvement Area.

Table F-13
Estimated Equivalent Units – Phases #2-7 Major Improvement Area – 2022 Revised

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	157	0.91	142.87
Lot Type 2 (60 Ft)	369	0.79	291.51
Lot Type 3 (50 Ft)	469	0.71	332.99
Lot Type 4 (84 Ft)	7	1.00	7.00
Lot Type 5 (40 Ft)	198	0.59	116.82
Total	**1,200**		**891.19**

The 2025 revised total estimated Equivalent Units for the Phases #2-7 Major Improvement Area are shown in Table F-14 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-11, estimated Lot Types and number of units estimated to be built within the Phases #2-7 Major Improvement Area.

Table F-14
Estimated Equivalent Units – Phases #2-7 Major Improvement Area – 2025 Revised

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	158	0.91	143.78
Lot Type 2 (60 Ft)	417	0.79	329.43
Lot Type 3 (50 Ft)	424	0.71	301.04
Lot Type 4 (84 Ft)	7	1.00	7.00
Lot Type 5 (40 Ft)	198	0.59	116.82
Total	**1,204**		**898.07**

The total estimated Equivalent Units for Phase #1 are shown in Table F-15 as calculated based on the original Equivalent Unit factors shown in Table F-10, estimated Lot Types and number of units estimated to be built within Phase #1.

Table F-15
Estimated Equivalent Units – Phase #1 – Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	43	1.00	43.00
Lot Type 2 (60 Ft)	122	0.81	98.82
Lot Type 3 (50 Ft)	165	0.68	112.20
Total	**330**		**254.02[1]**

[1]The total Equivalent Units shown above were used in 2018 to allocate the costs of the Phase #1 Initial Projects to Phase #1 Assessed Property at the time Assessments were levied on the Phase #1 Assessed Property.

Table F-16
Estimated Equivalent Units – Phase #1 – 2022 Revised

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	43	0.91	39.13
Lot Type 2 (60 Ft)	122	0.79	96.38
Lot Type 3 (50 Ft)	165	0.71	117.15
Total	**330**		**252.66[1]**

[1]The total Equivalent Units shown above were used in 2023 to allocate the costs of the Additional Major Improvements to Phase #1 Assessed Property.

The total estimated Equivalent Units for Phase #2 are shown in Table F-17 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-11, estimated Lot Types and number of units estimated to be built within Phase #2.

Table F-17
Estimated Equivalent Units – Phase #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	20	0.91	18.20
Lot Type 2 (60 Ft)	2	0.79	1.58
Lot Type 4 (84 Ft)	7	1.00	7.00
Lot Type 5 (40 Ft)	198	0.59	116.82
Total	**227**		**143.60**

The total estimated Equivalent Units for Phase #3 are shown in Table F-18 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-11, estimated Lot Types and number of units estimated to be built within Phase #3.

Table F-18
Estimated Equivalent Units – Phase #3

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	19	0.91	17.29
Lot Type 2 (60 Ft)	133	0.79	105.07
Lot Type 3 (50 Ft)	90	0.71	63.90
Total	**242**		**186.26**

The total estimated Equivalent Units for Phase #4 are shown in Table F-19 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-11, estimated Lot Types and number of units estimated to be built within Phase #4.

Table F-19
Estimated Equivalent Units – Phase #4

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	49	0.91	44.59
Lot Type 2 (60 Ft)	114	0.79	90.06
Lot Type 3 (50 Ft)	126	0.71	89.46
Total	**289**		**224.11**

The total estimated Equivalent Units for Phase #5-7 are shown in Table F-20 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-11, estimated Lot Types and number of units estimated to be built within Phase #5-7.

Table F-20
Estimated Equivalent Units – Phase #5-7

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	70	0.91	63.70
Lot Type 2 (60 Ft)	168	0.79	132.72
Lot Type 3 (50 Ft)	208	0.71	147.68
Total	**446**		**344.10**

C) Original Allocation of Assessments to Lots within Phases #2-7 Major Improvement Area

As shown in Table F-21 the total amount of the Phases #2-7 Major Improvement Area Bonds, which represents the total Assessment to be allocated on all Parcels within the Phases #2-7 Major Improvement Area Assessed Property, is $13,795,000. As shown in Table F-12, there were a total of 1,198 residential units representing a total of 903.47 originally estimated Equivalent Units at the time the Assessment was levied against such property for the residential development in the Phases #2-7 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $15,268.91.

The original Assessment per dwelling unit was calculated as the product of (i) $15,268.91 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit was $15,268.91 (i.e. $15,268.91 × 1.00). The original Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit was $12,367.82 (i.e. $15,268.91 × 0.81). The original Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit was $10,382.86 (i.e. $15,268.91 × 0.68). Table F-21 sets forth the original Assessment per dwelling unit for each of the original three Lot Types in the Phases #2-7 Major Improvement Area.

Table F-21
Original Assessment Per Unit – Phases #2-7 Major Improvement Area

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	109	$15,268.91	1.00	$15,268.91	per dwelling unit	$1,664,311
Lot Type 2 (60 Ft)	415	$15,268.91	0.81	$12,367.82	per dwelling unit	$5,132,643
Lot Type 3 (50 Ft)	674	$15,268.91	0.68	$10,382.86	per dwelling unit	$6,998,046
Total	**1,198**					**$13,795,000**

The original projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-22.

Table F-22
Original Projected Leverage – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	109	$114,700	$592,000	$15,268.91	7.51	38.77
Lot Type 2 (60 Ft)	415	$93,000	$480,000	$12,367.82	7.52	38.81
Lot Type 3 (50 Ft)	674	$77,500	$400,000	$10,382.86	7.46	38.53

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-23.

Table F-23
Original Estimated Tax Rate Equivalent Per Unit – Phases #2-7 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)[1]	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (74 Ft)	109	$114,700	$592,000	$1,194.14	$1.0411	$0.2017
Lot Type 2 (60 Ft)	415	$93,000	$480,000	$967.25	$1.0401	$0.2015
Lot Type 3 (50 Ft)	674	$77,500	$400,000	$812.01	$1.0478	$0.2030

D) 2022 Revised Allocation of Assessments to Lots within Phases #2-7 Major Improvement Area

As shown in Table F-24 the total amount of the Phases #2-7 Major Improvement Area Bonds, which represents the total Assessment allocated on all Parcels within the Phases #2-7 Major Improvement Area, is $13,795,000. As shown in Table F-13, there was anticipated to be a total of 1,200 residential units representing a 2022 revised total of 891.19 estimated Equivalent Units for the residential development in the Phases #2-7 Major Improvement Area, resulting in a 2022 revised Assessment per Equivalent Unit of $15,479.30.

The 2022 revised Assessment per dwelling unit was calculated as the product of (i) $15,479.301 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the revised Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is $14,086.17 (i.e. $15,479.30 × 0.91). The 2022 revised Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $12,228.65 (i.e. $15,479.30 × 0.79). The 2022 revised Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $10,990.31 (i.e. $15,479.30 × 0.71). The 2022 revised Assessment for a Lot Type 4 (84 Ft Lot) dwelling unit

is $15,479.30 (i.e. $15,479.30 × 1.00). The 2022 revised Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is $9,132.79 (i.e. $15,479.30 × 0.59). Table F-24 sets forth the 2022 revised Assessment per dwelling unit for each of the five Lot Types in the Phases #2-7 Major Improvement Area.

Table F-24
2022 Revised Assessment Per Unit – Phases #2-7 Major Improvement Area

Type	Planned No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	157	$15,479.30	0.91	$14,086.17	per dwelling unit	$2,211,528
Lot Type 2 (60 Ft)	369	$15,479.30	0.79	$12,228.65	per dwelling unit	$4,512,372
Lot Type 3 (50 Ft)	469	$15,479.30	0.71	$10,990.31	per dwelling unit	$5,154,453
Lot Type 4 (84 Ft)	7	$15,479.30	1.00	$15,479.30	per dwelling unit	$108,355
Lot Type 5 (40 Ft)	198	$15,479.30	0.59	$9,132.79	per dwelling unit	$1,808,292
Total	**1,200**					**$13,795,000**

The 2022 revised projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-25.

Table F-25
2022 Revised Projected Leverage – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	157	$118,400	$730,000	$14,086.17	8.41	51.82
Lot Type 2 (60 Ft)	369	$96,000	$630,000	$12,228.65	7.85	51.52
Lot Type 3 (50 Ft)	469	$80,000	$570,000	$10,990.31	7.28	51.86
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$15,479.30	8.68	51.68
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$9,132.79	7.12	52.01

The 2022 revised projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-26.

Table F-26
Revised Estimated Tax Rate Equivalent Per Unit – Phases #2-7 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)
Lot Type 1 (74 Ft)	157	$118,400	$730,000	$1,101.64	$0.9304	$0.1509
Lot Type 2 (60 Ft)	369	$96,000	$630,000	$956.37	$0.9962	$0.1518
Lot Type 3 (50 Ft)	469	$80,000	$570,000	$859.52	$1.0744	$0.1508
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$1,210.59	$0.9007	$0.1513
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$714.25	$1.0988	$0.1504

E) 2025 Revised Allocation of Assessments to Lots within Phases #2-7 Major Improvement Area

As shown in Table F-27 the total amount of the Phases #2-7 Major Improvement Area Bonds, which represents the total Assessment allocated on all Parcels within the Phases #2-7 Major Improvement Area, is $13,795,000. As shown in Table F-14, there is now anticipated to be a total of 1,204 residential units representing a 2025 revised total of 898.07 estimated Equivalent Units for the residential development in the Phases #2-7 Major Improvement Area, resulting in a 2025 revised Assessment per Equivalent Unit of $15,360.72.

The 2025 revised Assessment per dwelling unit was calculated as the product of (i) $15,360.72 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the revised Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is $13,978.25 (i.e. $15,360.72 × 0.91). The 2025 revised Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $12,134.97 (i.e. $15,360.72 × 0.79). The 2025 revised Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $10,906.11 (i.e. $15,360.72 × 0.71). The 2025 revised Assessment for a Lot Type 4 (84 Ft Lot) dwelling unit is $15,360.72 (i.e. $15,360.72 × 1.00). The 2025 revised Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is $9,062.82 (i.e. $15,360.72 × 0.59). Table F-27 sets forth the 2025 revised Assessment per dwelling unit for each of the five Lot Types in the Phases #2-7 Major Improvement Area.

Table F-27
2025 Revised Assessment Per Unit – Phases #2-7 Major Improvement Area

Type	Planned No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	158	$15,360.72	0.91	$13,978.25	per dwelling unit	$2,208,564
Lot Type 2 (60 Ft)	417	$15,360.72	0.79	$12,134.97	per dwelling unit	$5,060,281
Lot Type 3 (50 Ft)	424	$15,360.72	0.71	$10,906.11	per dwelling unit	$4,624,191
Lot Type 4 (84 Ft)	7	$15,360.72	1.00	$15,360.72	per dwelling unit	$107,525
Lot Type 5 (40 Ft)	198	$15,360.72	0.59	$9,062.82	per dwelling unit	$1,794,439
Total	**1,204**					**$13,795,000**

The 2025 revised projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-28.

Table F-28
2025 Revised Projected Leverage – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	158	$118,400	$730,000	$13,978.25	8.47	52.22
Lot Type 2 (60 Ft)	417	$96,000	$630,000	$12,134.97	7.91	51.92
Lot Type 3 (50 Ft)	424	$80,000	$570,000	$10,906.11	7.34	52.26
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$15,360.72	8.75	52.08
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$9,062.82	7.17	52.41

The 2025 revised projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-29.

Table F-29
2025 Revised Estimated Tax Rate Equivalent Per Unit – Phases #2-7 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)
Lot Type 1 (74 Ft)	158	$118,400	$730,000	$1,093.30	$0.9234	$0.1498
Lot Type 2 (60 Ft)	417	$96,000	$630,000	$949.13	$0.9887	$0.1507
Lot Type 3 (50 Ft)	424	$80,000	$570,000	$853.02	$1.0663	$0.1497
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$1,201.43	$0.8939	$0.1502
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$708.85	$1.0905	$0.1492

F) Original Allocation of Assessments to Lots within Phase #1

As shown in Table F-30, the total amount of the Phase #1 Bonds, which represents the total Assessment allocated on all Parcels within Phase #1, is $9,555,000. As shown in Table F-15, there are a total of 330 residential units representing a total of 254.02 estimated original Equivalent Units at the time the Assessment was levied against such property for the residential development in Phase #1, resulting in an original Assessment per Equivalent Unit of $37,615.15.

The original Assessment per dwelling unit is calculated as the product of (i) $37,615.15 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is $37,615.15 (i.e. $37,615.15 × 1.00). The original Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $30,468.27 (i.e. $37,615.15 × 0.81). The original Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $25,578.30 (i.e. $37,615.15 × 0.68). Table F-30 sets forth the original Assessment per dwelling unit for each of the three Lot Types in Phase #1.

Table F-30
Original Assessment Per Unit – Phase #1 Initial Projects

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	43	$37,615.15	1.00	$37,615.15	per dwelling unit	$1,617,451
Lot Type 2 (60 Ft)	122	$37,615.15	0.81	$30,468.27	per dwelling unit	$3,717,129
Lot Type 3 (50 Ft)	165	$37,615.15	0.68	$25,578.30	per dwelling unit	$4,220,420
Total	**330**					**$9,555,000**

The original projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-31.

Table F-31
Original Projected Leverage – Phase #1 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	43	$114,700	$592,000	$37,615.15	3.05	15.74
Lot Type 2 (60 Ft)	122	$93,000	$480,000	$30,468.27	3.05	15.75
Lot Type 3 (50 Ft)	165	$77,500	$400,000	$25,578.30	3.03	15.64

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-32.

Table F-32
Original Estimated Tax Rate Equivalent Per Unit – Phase #1 Initial Projects

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)[1]	Tax Rate Equivalent (per $100 Home Value)[1]
Lot Type 1 (74 Ft)	43	$114,700	$592,000	$2,928.53	$2.5532	$0.4947
Lot Type 2 (60 Ft)	122	$93,000	$480,000	$2,372.11	$2.5507	$0.4942
Lot Type 3 (50 Ft)	165	$77,500	$400,000	$1,991.40	$2.5696	$0.4979

As shown in Table F-11, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated. The updated projected leverage calculated based on the estimated finished Lot values and home values for each Lot Type is shown in Table F-33.

Table F-33
Updated Projected Leverage – Phase #1 Initial Projects

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)
Lot Type 1 (74 Ft)	43	$118,400	$730,000	$37,615.15	3.15	19.41
Lot Type 2 (60 Ft)	122	$96,000	$630,000	$30,468.27	3.15	20.68
Lot Type 3 (50 Ft)	165	$80,000	$570,000	$25,578.30	3.13	22.28

As shown in Table F-11, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated. The updated

projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-34.

Table F-34
Updated Estimated Tax Rate Equivalent Per Unit – Phase #1 Initial Projects

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)[1]
Lot Type 1 (74 Ft)	43	$118,400	$730,000	$2,928.53	$2.4734	$0.4012
Lot Type 2 (60 Ft)	122	$96,000	$630,000	$2,372.11	$2.4710	$0.3765
Lot Type 3 (50 Ft)	165	$80,000	$570,000	$1,991.40	$2.4893	$0.3494

G) Allocation of Assessments to Lots within Phase #2

As shown in Table F-35 the total amount of the obligation due under the Reimbursement Agreement related to the Phase #2 Improvements, which represents the total Assessment allocated on the Phase #2 Assessed Property, is $5,938,154. As shown in Table F-17, there are a total of 227 residential units representing a total of 143.60 estimated Equivalent Units for the residential development in Phase #2, resulting in an Assessment per Equivalent Unit of $41,352.05.

The Assessment per dwelling unit is calculated as the product of (i) $41,352.05 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 $37,630.36 (i.e. $41,352.05 × 0.91). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $32,668.12 (i.e. $41,352.05 × 0.79). The Assessment for a Lot Type 4 (84 Ft Lot) dwelling unit is $41,352.05 (i.e. $41,352.05 × 1.00). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is $24,397.71 (i.e. $41,352.05 × 0.59). Table F-35 sets forth the Assessment per dwelling unit for each of the four Lot Types in Phase #2.

Table F-35
Assessment Per Unit – Phase #2 Improvements

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	20	$41,352.05	0.91	$37,630.36	per dwelling unit	$752,607
Lot Type 2 (60 Ft)	2	$41,352.05	0.79	$32,668.12	per dwelling unit	$65,336
Lot Type 4 (84 Ft)	7	$41,352.05	1.00	$41,352.05	per dwelling unit	$289,464
Lot Type 5 (40 Ft)	198	$41,352.05	0.59	$24,397.71	per dwelling unit	$4,830,746
Total	**227**					**$5,938,154**

The projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-36.

Table F-36
Projected Leverage – Phase #2 Improvements

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)
Lot Type 1 (74 Ft)	20	$118,400	$730,000	$37,630.36	3.15	19.40
Lot Type 2 (60 Ft)	2	$96,000	$630,000	$32,668.12	2.94	19.28
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$41,352.05	3.25	19.35
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$24,397.71	2.66	19.47

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-37.

Table F-37
Estimated Tax Rate Equivalent Per Unit – Phase #2 Improvements

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per $100 Lot Value)[1]	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (74 Ft)	20	$118,400	$730,000	$3,204.44	$2.7064	$0.4390
Lot Type 2 (60 Ft)	2	$96,000	$630,000	$2,781.87	$2.8978	$0.4416
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$3,521.36	$2.6201	$0.4402
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$2,077.60	$3.1963	$0.4374

The Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-38.

Table F-38
Assessment Per Unit – Phase #2's share of Phases #2-7 Major Improvement Area Assessments

Description	Planned No. of Units	Assessment per Equivalent Unit[1]	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	20	$15,360.72	$0.91	$13,978.25	per dwelling unit	$279,565
Lot Type 2 (60 Ft)	2	$15,360.72	0.79	$12,134.97	per dwelling unit	$24,270
Lot Type 4 (84 Ft)	7	$15,360.72	1.00	$15,360.72	per dwelling unit	$107,525
Lot Type 5 (40 Ft)	198	$15,360.72	0.59	$9,062.82	per dwelling unit	$1,794,439
Total	**227**					**$2,205,799**

[1]See Table F-27.

The combined Phase #2 Assessments (for the Phase #2 Improvements) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-39.

Table F-39
Combined Assessment Per Unit – Phase #2 Initial Projects

Description	Planned No. of Units	Phase #2 Improvements Assessment Per Unit[1]	Phase #2's share of Phases #2-7 Major Improvement Area Assessment Per Unit[2]	Phase #2 Projects Assessment Per Unit	Phase #2 Projects Total Assessments
Lot Type 1 (74 Ft)	20	$37,630.36	13,978.25	$51,608.62	$1,032,172
Lot Type 2 (60 Ft)	2	$32,668.12	12,134.97	$44,803.09	$89,606
Lot Type 4 (84 Ft)	7	$41,352.05	15,360.72	$56,712.77	$396,989
Lot Type 5 (40 Ft)	198	$24,397.71	9,062.82	$33,460.53	$6,625,185
Total	**227**				**$8,143,953**

[1]See Table F-35.
[2]See Table F-38.

The combined projected leverage for the Phase #2 Assessments (for the Phase #2 Improvements) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-40.

Table F-40
Combined Projected Leverage – Phase #2 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Phase #2 Projects Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	20	$118,400	$730,000	$51,608.62	2.29	14.14
Lot Type 2 (60 Ft)	2	$96,000	$630,000	$44,803.09	2.14	14.06
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$56,712.77	2.37	14.11
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$33,460.53	1.94	14.20

The combined projected tax rate equivalent for the Phase #2 Assessments (for the Phase #2 Improvements) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-41.

Table F-41
Combined Estimated Tax Rate Equivalent Per Unit – Phase #2 Initial Projects

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)
Lot Type 1 (74 Ft)	20	$118,400	$730,000	$4,297.65	$3.6298	$0.5887
Lot Type 2 (60 Ft)	2	$96,000	$630,000	$3,730.93	$3.8864	$0.5922
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$4,374.30	$3.2547	$0.5468
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$3,278.94	$5.0445	$0.6903

H) Allocation of Assessments to Lots within Phase #3

As shown in Table F-42 the total amount of (i) the obligation due under the Reimbursement Agreement related to the Phase #3 Improvements and (ii) the obligation due under the Reimbursement Agreement related to Phase #3 Additional Projects, which represents the total Assessment to be allocated on the Phase #3 Assessed Property, is $7,708,239. As shown in Table F-18, there are a total of 242 residential units representing a total of 186.26 estimated Equivalent Units for the residential development in Phase #3, resulting in an Assessment per Equivalent Unit of $41,384.30.

The Assessment per dwelling unit is calculated as the product of (i) $41,384.30 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 $37,659.71 (i.e. $41,384.30 × 0.91). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $32,693.60 (i.e. $41,384.30 × 0.79). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $29,382.85 (i.e. $41,384.30 × 0.71). Table F-42 sets forth the Assessment per dwelling unit for each of the three Lot Types in Phase #3.

Table F-42
Assessment Per Unit –Phase #3 Improvements and Phase #3 Additional Projects

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (74 Ft)	19	$41,384.30	0.91	$37,659.71	per dwelling unit	$715,535
Lot Type 2 (60 Ft)	133	$41,384.30	0.79	$32,693.60	per dwelling unit	$4,348,248
Lot Type 3 (50 Ft)	90	$41,384.30	0.71	$29,382.85	per dwelling unit	$2,644,457
Total	**242**					**$7,708,239**

The projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-43.

Table F-43
Projected Leverage –Phase #3 Improvements and Phase #3 Additional Projects

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)
Lot Type 1 (74 Ft)	19	$118,400	$730,000	$37,659.71	3.14	19.38
Lot Type 2 (60 Ft)	133	$96,000	$630,000	$32,693.60	2.94	19.27
Lot Type 3 (50 Ft)	90	$80,000	$570,000	$29,382.85	2.72	19.40

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-44.

Table F-44
Estimated Tax Rate Equivalent Per Unit – Phase #3 Improvements and Phase #3 Additional Projects

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)
Lot Type 1 (74 Ft)	19	$118,400	$730,000	$3,133.86	$2.6468	$0.4293
Lot Type 2 (60 Ft)	133	$96,000	$630,000	$2,720.60	$2.8340	$0.4318
Lot Type 3 (50 Ft)	90	$80,000	$570,000	$2,445.10	$3.0564	$0.4290

The Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-45.

Table F-45
Assessment Per Unit – Phase #3's share of Phases #2-7 Major Improvement Area Assessments

Description	Planned No. of Units	Assessment per Equivalent Unit[1]	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	19	$15,360.72	0.91	$13,978.25	per dwelling unit	$265,587
Lot Type 2 (60 Ft)	133	$15,360.72	0.79	$12,134.97	per dwelling unit	$1,613,951
Lot Type 3 (50 Ft)	90	$15,360.72	0.71	$10,906.11	per dwelling unit	$981,550
Total	**242**					**$2,861,087**

[1]See Table F-27.

The combined Phase #3 Assessments (for the Phase #3 Improvements and Phase #3 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-46.

Table F-46
Combined Assessment Per Unit – Phase #3 Projects

Description	Planned No. of Units	Phase #3 Improvements Assessment Per Unit[1]	Phase #3's share of Phases #2-7 Major Improvement Area Assessment Per Unit[2]	Phase #3 Projects Assessment Per Unit	Phase #3 Projects Total Assessments
Lot Type 1 (74 Ft)	19	$37,659.71	$13,978.25	$51,637.96	$981,121
Lot Type 2 (60 Ft)	133	$32,693.59	$12,134.97	$44,828.56	$5,962,199
Lot Type 3 (50 Ft)	90	$29,382.85	$10,906.11	$40,288.96	$3,626,006
Total	**242**				**$10,569,326**

[1]See Table F-42.
[2]See Table F-45.

The combined projected leverage for the Phase #3 Assessments (for the Phase #3 Improvements and Phase #3 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-47.

Table F-47
Combined Projected Leverage – Phase #3 Projects

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Phase #3 Projects Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	19	$118,400	$730,000	$51,637.96	2.29	14.14
Lot Type 2 (60 Ft)	133	$96,000	$630,000	$44,828.56	2.14	14.05
Lot Type 3 (50 Ft)	90	$80,000	$570,000	$40,288.96	1.99	14.15

The combined projected tax rate equivalent for the Phase #3 Assessments (for the Phase #3 Improvements and Phase #3 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-48.

Table F-48
Combined Estimated Tax Rate Equivalent Per Unit – Phase #3 Projects

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)
Lot Type 1 (74 Ft)	19	$118,400	$730,000	$4,225.35	$3.5687	$0.5788
Lot Type 2 (60 Ft)	133	$96,000	$630,000	$3,668.16	$3.8210	$0.5822
Lot Type 3 (50 Ft)	90	$80,000	$570,000	$3,296.70	$4.1209	$0.5784

I) Allocation of Assessments to Lots within Phase #4

As shown in Table F-49 the total amount of (i) the obligation due under the Reimbursement Agreement related to the Phase #4 Improvements and (ii) the obligation due under the Reimbursement Agreement related to Phase #4 Additional Projects, which represents the total Assessment to be allocated on the Phase #4 Assessed Property, is $13,820,000. As shown in Table F-19, there are anticipated to be a total of 289 residential units representing a total of 224.11 estimated Equivalent Units for the residential development in Phase #4, resulting in an Assessment per Equivalent Unit of $62,350.60.

The Assessment per dwelling unit is calculated as the product of (i) $62,350.60 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 $56,739.05 (i.e. $62,350.60 × 0.91). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $49,256.98 (i.e. $62,350.60 × 0.79). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $44,268.93 (i.e. $62,350.60 × 0.71). Table F-49 sets forth the Assessment per dwelling unit for each of the three Lot Types in Phase #4.

Table F-49
Assessment Per Unit –Phase #4 Improvements and Phase #4 Additional Projects

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (74 Ft)	49	$62,350.60	0.91	$56,739.05	per dwelling unit	$2,780,213
Lot Type 2 (60 Ft)	114	$62,350.60	0.79	$49,256.98	per dwelling unit	$5,615,295
Lot Type 3 (50 Ft)	126	$62,350.60	0.71	$44,268.93	per dwelling unit	$5,577,885
Total	**289**					**$13,973,394**

The projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-50.

Table F-50
Projected Leverage –Phase #4 Improvements and Phase #4 Additional Projects

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)
Lot Type 1 (74 Ft)	49	$210,000	$951,000	$56,739.05	3.70	16.76
Lot Type 2 (60 Ft)	114	$171,000	$770,000	$49,256.98	3.47	15.63
Lot Type 3 (50 Ft)	126	$142,500	$696,000	$44,268.93	3.22	15.72

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-51.

Table F-51
Estimated Tax Rate Equivalent Per Unit – Phase #4 Improvements and Phase #4 Additional Projects

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)
Lot Type 1 (74 Ft)	49	$210,000	$951,000	$4,415.18	$2.1025	$0.4643
Lot Type 2 (60 Ft)	114	$171,000	$770,000	$3,832.95	$2.2415	$0.4978
Lot Type 3 (50 Ft)	126	$142,500	$696,000	$3,444.81	$2.4174	$0.4949

The Phases #2-7 Major Improvement Area Assessments allocated to Phase #4 are shown in Table F-52.

Table F-52
Assessment Per Unit – Phase #4's share of Phases #2-7 Major Improvement Area Assessments

Description	Planned No. of Units	Assessment per Equivalent Unit[1]	Equivalent Unit Factor	Assessment Per Unit	Total Assessments
Lot Type 1 (74 Ft)	49	$15,360.72	0.91	$13,978.25 per dwelling unit	$684,934
Lot Type 2 (60 Ft)	114	$15,360.72	0.79	$12,134.97 per dwelling unit	$1,383,386
Lot Type 3 (50 Ft)	126	$15,360.72	0.71	$10,906.11 per dwelling unit	$1,374,170
Total	**289**				**$3,442,491**

[1]See Table F-27.

The combined Phase #4 Assessments (for the Phase #4 Improvements and Phase #4 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #4 are shown in Table F-53.

Table F-53
Combined Assessment Per Unit – Phase #4 Projects

Description	Planned No. of Units	Phase #4 Improvements Assessment Per Unit[1]	Phase #4's share of Phases #2-7 Major Improvement Area Assessment Per Unit[2]	Phase #4 Projects Assessment Per Unit	Phase #4 Projects Total Assessments
Lot Type 1 (74 Ft)	49	$56,739.05	$13,978.25	$70,717.30	$3,465,148
Lot Type 2 (60 Ft)	114	$49,256.98	$12,134.97	$61,391.94	$6,998,682
Lot Type 3 (50 Ft)	126	$44,268.93	$10,906.11	$55,175.04	$6,952,055
Total	**289**				**$17,415,885**

[1]See Table F-51.
[2]See Table F-52.

The combined projected leverage for the Phase #4 Assessments (for the Phase #4 Improvements and Phase #4 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #4 are shown in Table F-54.

Table F-54
Combined Projected Leverage – Phase #4 Projects

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Phase #4 Projects Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	49	$210,000	$951,000	$70,717.30	2.97	13.45
Lot Type 2 (60 Ft)	114	$171,000	$770,000	$61,391.94	2.79	12.54
Lot Type 3 (50 Ft)	126	$142,500	$696,000	$55,175.04	2.58	12.61

The combined projected tax rate equivalent for the Phase #4 Assessments (for the Phase #4 Improvements and Phase #4 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #4 are shown in Table F-55.

Table F-55
Combined Estimated Tax Rate Equivalent Per Unit – Phase #4 Projects

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)
Lot Type 1 (74 Ft)	49	$210,000	$951,000	$5,516.82	$2.6271	$0.5801
Lot Type 2 (60 Ft)	114	$171,000	$770,000	$4,789.32	$2.8008	$0.6220
Lot Type 3 (50 Ft)	126	$142,500	$696,000	$4,304.33	$3.0206	$0.6184

J) Allocation of Assessments to Lots within Phase #5-7

As shown in Table F-56 the total amount of (i) the obligation due under the Reimbursement Agreement related to the Phase #5-7 Improvements and (ii) the obligation due under the Reimbursement Agreement related to Phase #5-7 Additional Projects, which represents the total Assessment to be allocated on the Phase #5-7 Assessed Property, is $18,829,373. As shown in Table F-20, there are anticipated to be a total of 446 residential units representing a total of 344.10 estimated Equivalent Units for the residential development in Phase #5-7, resulting in an Assessment per Equivalent Unit of $54,720.64.

The Assessment per dwelling unit is calculated as the product of (i) $54,720.64 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 $49,795.78 (i.e. $54,720.64 × 0.91). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $43,229.31 (i.e. $54,720.64 × 0.79). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $38,851.66 (i.e. $54,720.64 × 0.71). Table F-56 sets forth the Assessment per dwelling unit for each of the three Lot Types in Phase #5-7.

Table F-56
Assessment Per Unit –Phase #5-7 Improvements and Phase #5-7 Additional Projects

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (74 Ft)	70	$54,720.64	0.91	$49,795.78	per dwelling unit	$3,485,705
Lot Type 2 (60 Ft)	168	$54,720.64	0.79	$43,229.31	per dwelling unit	$7,262,524
Lot Type 3 (50 Ft)	208	$54,720.64	0.71	$38,851.66	per dwelling unit	$8,081,144
Total	**446**					**$18,829,373**

The projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-57.

Table F-57
Projected Leverage –Phase #5-7 Improvements and Phase #5-7 Additional Projects

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)
Lot Type 1 (74 Ft)	70	$224,800	$1,124,000	$49,795.78	4.51	22.57
Lot Type 2 (60 Ft)	168	$180,400	$902,000	$43,229.31	4.17	20.87
Lot Type 3 (50 Ft)	208	$145,800	$729,000	$38,851.66	3.75	18.76

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-58.

Table F-58
Estimated Tax Rate Equivalent Per Unit – Phase #5-7 Improvements and Phase #5-7 Additional Projects

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)
Lot Type 1 (74 Ft)	70	$224,800	$1,124,000	$4,254.91	$1.8928	$0.3786
Lot Type 2 (60 Ft)	168	$180,400	$902,000	$3,693.83	$2.0476	$0.4095
Lot Type 3 (50 Ft)	208	$145,800	$729,000	$3,319.77	$2.2769	$0.4554

The Phases #2-7 Major Improvement Area Assessments allocated to Phase #5-7 are shown in Table F-59.

Table F-59
Assessment Per Unit – Phase #5-7's share of Phases #2-7 Major Improvement Area Assessments

Description	Planned No. of Units	Assessment per Equivalent Unit[1]	Equivalent Unit Factor	Assessment Per Unit	Total Assessments
Lot Type 1 (74 Ft)	70	$15,360.72	0.91	$13,978.25 per dwelling unit	$978,478
Lot Type 2 (60 Ft)	168	$15,360.72	0.79	$12,134.97 per dwelling unit	$2,038,674
Lot Type 3 (50 Ft)	208	$15,360.72	0.71	$10,906.11 per dwelling unit	$2,268,471
Total	**446**				**$5,285,623**

[1]See Table F-27

The combined Phase #5-7 Assessments (for the Phase #5-7 Improvements and Phase #5-7 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #5-7 are shown in Table F-60.

Table F-60
Combined Assessment Per Unit – Phase #5-7 Projects

Description	Planned No. of Units	Phase #5-7 Improvements Assessment Per Unit[1]	Phase #5-7's share of Phases #2-7 Major Improvement Area Assessment Per Unit[2]	Phase #5-7 Projects Assessment Per Unit	Phase #5-7 Projects Total Assessments
Lot Type 1 (74 Ft)	70	$49,795.78	$13,978.25	$63,774.04	$4,464,183
Lot Type 2 (60 Ft)	168	$43,229.31	$12,134.97	$55,364.27	$9,301,198
Lot Type 3 (50 Ft)	208	$38,851.66	$10,906.11	$49,757.77	$10,349,615
Total	**446**				**$24,114,996**

[1]See Table F-57.
[2]See Table F-59.

The combined projected leverage for the Phase #5-7 Assessments (for the Phase #5-7 Improvements and Phase #5-7 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #5-7 are shown in Table F-61.

Table F-61
Combined Projected Leverage – Phase #5-7 Projects

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Phase #5-7 Projects Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	70	$224,800	$1,124,000	$63,774.04	3.52	17.62
Lot Type 2 (60 Ft)	168	$180,400	$902,000	$55,364.27	3.26	16.29
Lot Type 3 (50 Ft)	208	$145,800	$729,000	$49,757.77	2.93	14.65

The combined projected tax rate equivalent for the Phase #5-7 Assessments (for the Phase #5-7 Improvements and Phase #5-7 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #5-7 are shown in Table F-62.

Table F-62
Combined Estimated Tax Rate Equivalent Per Unit – Phase #5-7 Projects

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)
Lot Type 1 (74 Ft)	70	$224,800	$1,124,000	$5,356.55	$2.3828	$0.4766
Lot Type 2 (60 Ft)	168	$180,400	$902,000	$4,650.20	$2.5777	$0.5155
Lot Type 3 (50 Ft)	208	$145,800	$729,000	$4,179.29	$2.8665	$0.5733

APPENDIX G
PHASES #2-7 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix G-1
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**All Parcels**
Assessment	**$13,795,000**
Equivalent Unit (2025 Revised)	**898.07**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$755,430	$0	$0	($755,430)	$0
9/1/20	$0	$822,313	$25,600	$0	($16,000)	$831,913
9/1/21	$220,000	$753,338	$37,000	$68,975	($38,775)	$1,040,538
9/1/22	$230,000	$743,713	$33,000	$67,875	($14,389)	$1,060,199
9/1/23	$240,000	$733,650	$37,000	$66,725	$0	$1,077,375
9/1/24	$250,000	$723,150	$38,643	$65,525	($27,518)	$1,049,800
9/1/25	$265,000	$709,024	$39,416	$64,128	($41,172)	$1,036,396
9/1/26	$280,000	$697,400	$40,204	$62,950	$0	$1,080,554
9/1/27	$290,000	$683,400	$41,008	$61,550	$0	$1,075,958
9/1/28	$310,000	$668,900	$41,828	$60,100	$0	$1,080,828
9/1/29	$325,000	$653,400	$42,665	$58,550	$0	$1,079,615
9/1/30	$345,000	$635,525	$43,518	$56,925	$0	$1,080,968
9/1/31	$360,000	$616,550	$44,388	$55,200	$0	$1,076,138
9/1/32	$385,000	$596,750	$45,276	$53,400	$0	$1,080,426
9/1/33	$405,000	$575,575	$46,182	$51,475	$0	$1,078,232
9/1/34	$430,000	$553,300	$47,105	$49,450	$0	$1,079,855
9/1/35	$455,000	$529,650	$48,047	$47,300	$0	$1,079,997
9/1/36	$480,000	$504,625	$49,008	$45,025	$0	$1,078,658
9/1/37	$510,000	$478,225	$49,989	$42,625	$0	$1,080,839
9/1/38	$535,000	$450,175	$50,988	$40,075	$0	$1,076,238
9/1/39	$570,000	$420,750	$52,008	$37,400	$0	$1,080,158
9/1/40	$600,000	$388,688	$53,048	$34,550	$0	$1,076,286
9/1/41	$640,000	$354,938	$54,109	$31,550	$0	$1,080,597
9/1/42	$675,000	$318,938	$55,191	$28,350	$0	$1,077,479
9/1/43	$715,000	$280,969	$56,295	$24,975	$0	$1,077,239
9/1/44	$760,000	$240,750	$57,421	$21,400	$0	$1,079,571
9/1/45	$805,000	$198,000	$58,570	$17,600	$0	$1,079,170
9/1/46	$850,000	$152,719	$59,741	$13,575	$0	$1,076,035
9/1/47	$905,000	$104,906	$60,936	$9,325	$0	$1,080,167
9/1/48	$960,000	$54,000	$62,155	$4,800	$0	$1,080,955
Total	**$13,795,000**	**$15,398,749**	**$1,370,341**	**$1,241,378**	**($893,284)**	**$30,912,185**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[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
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$13,978.25**
Equivalent Unit (2025 Revised)	**0.91**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$765	$0	$0	($765)	$0
9/1/20	$0	$833	$26	$0	($16)	$843
9/1/21	$223	$763	$37	$70	($39)	$1,054
9/1/22	$233	$754	$33	$69	($15)	$1,074
9/1/23	$243	$743	$37	$68	$0	$1,092
9/1/24	$253	$733	$39	$66	($28)	$1,064
9/1/25	$269	$718	$40	$65	($42)	$1,050
9/1/26	$284	$707	$41	$64	$0	$1,095
9/1/27	$294	$692	$42	$62	$0	$1,090
9/1/28	$314	$678	$42	$61	$0	$1,095
9/1/29	$329	$662	$43	$59	$0	$1,094
9/1/30	$350	$644	$44	$58	$0	$1,095
9/1/31	$365	$625	$45	$56	$0	$1,090
9/1/32	$390	$605	$46	$54	$0	$1,095
9/1/33	$410	$583	$47	$52	$0	$1,093
9/1/34	$436	$561	$48	$50	$0	$1,094
9/1/35	$461	$537	$49	$48	$0	$1,094
9/1/36	$486	$511	$50	$46	$0	$1,093
9/1/37	$517	$485	$51	$43	$0	$1,095
9/1/38	$542	$456	$52	$41	$0	$1,091
9/1/39	$578	$426	$53	$38	$0	$1,095
9/1/40	$608	$394	$54	$35	$0	$1,091
9/1/41	$649	$360	$55	$32	$0	$1,095
9/1/42	$684	$323	$56	$29	$0	$1,092
9/1/43	$724	$285	$57	$25	$0	$1,092
9/1/44	$770	$244	$58	$22	$0	$1,094
9/1/45	$816	$201	$59	$18	$0	$1,094
9/1/46	$861	$155	$61	$14	$0	$1,090
9/1/47	$917	$106	$62	$9	$0	$1,095
9/1/48	$973	$55	$63	$5	$0	$1,095
Total	**$13,978**	**$15,603**	**$1,389**	**$1,258**	**($905)**	**$31,323**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[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
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$12,134.97**
Equivalent Unit (2025 Revised)	**0.79**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$665	$0	$0	($665)	$0
9/1/20	$0	$723	$23	$0	($14)	$732
9/1/21	$194	$663	$33	$61	($34)	$915
9/1/22	$202	$654	$29	$60	($13)	$933
9/1/23	$211	$645	$33	$59	$0	$948
9/1/24	$220	$636	$34	$58	($24)	$923
9/1/25	$233	$624	$35	$56	($36)	$912
9/1/26	$246	$613	$35	$55	$0	$951
9/1/27	$255	$601	$36	$54	$0	$946
9/1/28	$273	$588	$37	$53	$0	$951
9/1/29	$286	$575	$38	$52	$0	$950
9/1/30	$303	$559	$38	$50	$0	$951
9/1/31	$317	$542	$39	$49	$0	$947
9/1/32	$339	$525	$40	$47	$0	$950
9/1/33	$356	$506	$41	$45	$0	$948
9/1/34	$378	$487	$41	$43	$0	$950
9/1/35	$400	$466	$42	$42	$0	$950
9/1/36	$422	$444	$43	$40	$0	$949
9/1/37	$449	$421	$44	$37	$0	$951
9/1/38	$471	$396	$45	$35	$0	$947
9/1/39	$501	$370	$46	$33	$0	$950
9/1/40	$528	$342	$47	$30	$0	$947
9/1/41	$563	$312	$48	$28	$0	$951
9/1/42	$594	$281	$49	$25	$0	$948
9/1/43	$629	$247	$50	$22	$0	$948
9/1/44	$669	$212	$51	$19	$0	$950
9/1/45	$708	$174	$52	$15	$0	$949
9/1/46	$748	$134	$53	$12	$0	$947
9/1/47	$796	$92	$54	$8	$0	$950
9/1/48	$844	$48	$55	$4	$0	$951
Total	**$12,135**	**$13,546**	**$1,205**	**$1,092**	**($786)**	**$27,192**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[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
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$10,906.11**
Equivalent Unit (2025 Revised)	**0.71**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$597	$0	$0	($597)	$0
9/1/20	$0	$650	$20	$0	($13)	$658
9/1/21	$174	$596	$29	$55	($31)	$823
9/1/22	$182	$588	$26	$54	($11)	$838
9/1/23	$190	$580	$29	$53	$0	$852
9/1/24	$198	$572	$31	$52	($22)	$830
9/1/25	$210	$561	$31	$51	($33)	$819
9/1/26	$221	$551	$32	$50	$0	$854
9/1/27	$229	$540	$32	$49	$0	$851
9/1/28	$245	$529	$33	$48	$0	$854
9/1/29	$257	$517	$34	$46	$0	$854
9/1/30	$273	$502	$34	$45	$0	$855
9/1/31	$285	$487	$35	$44	$0	$851
9/1/32	$304	$472	$36	$42	$0	$854
9/1/33	$320	$455	$37	$41	$0	$852
9/1/34	$340	$437	$37	$39	$0	$854
9/1/35	$360	$419	$38	$37	$0	$854
9/1/36	$379	$399	$39	$36	$0	$853
9/1/37	$403	$378	$40	$34	$0	$854
9/1/38	$423	$356	$40	$32	$0	$851
9/1/39	$451	$333	$41	$30	$0	$854
9/1/40	$474	$307	$42	$27	$0	$851
9/1/41	$506	$281	$43	$25	$0	$854
9/1/42	$534	$252	$44	$22	$0	$852
9/1/43	$565	$222	$45	$20	$0	$852
9/1/44	$601	$190	$45	$17	$0	$853
9/1/45	$636	$157	$46	$14	$0	$853
9/1/46	$672	$121	$47	$11	$0	$851
9/1/47	$715	$83	$48	$7	$0	$854
9/1/48	$759	$43	$49	$4	$0	$855
Total	**$10,906**	**$12,174**	**$1,083**	**$981**	**($706)**	**$24,439**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[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
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 4 (84 Ft)**
Assessment	**$15,360.72**
Equivalent Unit (2025 Revised)	**1.00**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$841	$0	$0	($841)	$0
9/1/20	$0	$916	$29	$0	($18)	$926
9/1/21	$245	$839	$41	$77	($43)	$1,159
9/1/22	$256	$828	$37	$76	($16)	$1,181
9/1/23	$267	$817	$41	$74	$0	$1,200
9/1/24	$278	$805	$43	$73	($31)	$1,169
9/1/25	$295	$789	$44	$71	($46)	$1,154
9/1/26	$312	$777	$45	$70	$0	$1,203
9/1/27	$323	$761	$46	$69	$0	$1,198
9/1/28	$345	$745	$47	$67	$0	$1,204
9/1/29	$362	$728	$48	$65	$0	$1,202
9/1/30	$384	$708	$48	$63	$0	$1,204
9/1/31	$401	$687	$49	$61	$0	$1,198
9/1/32	$429	$664	$50	$59	$0	$1,203
9/1/33	$451	$641	$51	$57	$0	$1,201
9/1/34	$479	$616	$52	$55	$0	$1,202
9/1/35	$507	$590	$54	$53	$0	$1,203
9/1/36	$534	$562	$55	$50	$0	$1,201
9/1/37	$568	$533	$56	$47	$0	$1,204
9/1/38	$596	$501	$57	$45	$0	$1,198
9/1/39	$635	$469	$58	$42	$0	$1,203
9/1/40	$668	$433	$59	$38	$0	$1,198
9/1/41	$713	$395	$60	$35	$0	$1,203
9/1/42	$752	$355	$61	$32	$0	$1,200
9/1/43	$796	$313	$63	$28	$0	$1,200
9/1/44	$846	$268	$64	$24	$0	$1,202
9/1/45	$896	$220	$65	$20	$0	$1,202
9/1/46	$946	$170	$67	$15	$0	$1,198
9/1/47	$1,008	$117	$68	$10	$0	$1,203
9/1/48	$1,069	$60	$69	$5	$0	$1,204
Total	**$15,361**	**$17,146**	**$1,526**	**$1,382**	**($995)**	**$34,421**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[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
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 5 (40 Ft)**
Assessment	**$9,062.82**
Equivalent Unit (2025 Revised)	**0.59**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$496	$0	$0	($496)	$0
9/1/20	$0	$540	$17	$0	($11)	$547
9/1/21	$145	$495	$24	$45	($25)	$684
9/1/22	$151	$489	$22	$45	($9)	$697
9/1/23	$158	$482	$24	$44	$0	$708
9/1/24	$164	$475	$25	$43	($18)	$690
9/1/25	$174	$466	$26	$42	($27)	$681
9/1/26	$184	$458	$26	$41	$0	$710
9/1/27	$191	$449	$27	$40	$0	$707
9/1/28	$204	$439	$27	$39	$0	$710
9/1/29	$214	$429	$28	$38	$0	$709
9/1/30	$227	$418	$29	$37	$0	$710
9/1/31	$237	$405	$29	$36	$0	$707
9/1/32	$253	$392	$30	$35	$0	$710
9/1/33	$266	$378	$30	$34	$0	$708
9/1/34	$282	$363	$31	$32	$0	$709
9/1/35	$299	$348	$32	$31	$0	$710
9/1/36	$315	$332	$32	$30	$0	$709
9/1/37	$335	$314	$33	$28	$0	$710
9/1/38	$351	$296	$33	$26	$0	$707
9/1/39	$374	$276	$34	$25	$0	$710
9/1/40	$394	$255	$35	$23	$0	$707
9/1/41	$420	$233	$36	$21	$0	$710
9/1/42	$443	$210	$36	$19	$0	$708
9/1/43	$470	$185	$37	$16	$0	$708
9/1/44	$499	$158	$38	$14	$0	$709
9/1/45	$529	$130	$38	$12	$0	$709
9/1/46	$558	$100	$39	$9	$0	$707
9/1/47	$595	$69	$40	$6	$0	$710
9/1/48	$631	$35	$41	$3	$0	$710
Total	**$9,063**	**$10,116**	**$900**	**$816**	**($587)**	**$20,308**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[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
PHASE #1 ASSESSMENT ROLL

Appendix H-1
Phase #1 Assessment Roll

Parcel	**All Parcels**
Assessment	**$9,555,000**
Equivalent Units (Original)	**254.02**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$486,053	$0	$0	($486,053)	$0
9/1/20	$0	$532,481	$31,600	$47,775	($11,000)	$600,856
9/1/21	$175,000	$484,706	$42,000	$47,775	($31,272)	$718,209
9/1/22	$180,000	$477,488	$39,000	$46,900	($10,599)	$732,789
9/1/23	$190,000	$468,176	$37,000	$45,815	$0	$740,991
9/1/24	$200,000	$455,352	$38,643	$44,380	($18,423)	$719,952
9/1/25	$200,000	$444,094	$39,416	$43,186	($12,316)	$714,380
9/1/26	$215,000	$443,494	$40,204	$43,025	$0	$741,723
9/1/27	$230,000	$433,550	$41,008	$41,950	$0	$746,508
9/1/28	$240,000	$422,913	$41,828	$40,800	$0	$745,541
9/1/29	$250,000	$411,813	$42,665	$39,600	$0	$744,077
9/1/30	$265,000	$399,000	$43,518	$38,350	$0	$745,868
9/1/31	$275,000	$385,419	$44,388	$37,025	$0	$741,832
9/1/32	$290,000	$371,325	$45,276	$35,650	$0	$742,251
9/1/33	$305,000	$356,463	$46,182	$34,200	$0	$741,844
9/1/34	$325,000	$340,831	$47,105	$32,675	$0	$745,612
9/1/35	$340,000	$324,175	$48,047	$31,050	$0	$743,272
9/1/36	$360,000	$306,750	$49,008	$29,350	$0	$745,108
9/1/37	$380,000	$288,300	$49,989	$27,550	$0	$745,839
9/1/38	$400,000	$268,825	$50,988	$25,650	$0	$745,463
9/1/39	$420,000	$248,325	$52,008	$23,650	$0	$743,983
9/1/40	$445,000	$226,275	$53,048	$21,550	$0	$745,873
9/1/41	$465,000	$202,913	$54,109	$19,325	$0	$741,347
9/1/42	$495,000	$178,500	$55,191	$17,000	$0	$745,691
9/1/43	$520,000	$152,513	$56,295	$14,525	$0	$743,333
9/1/44	$550,000	$125,213	$57,421	$11,925	$0	$744,559
9/1/45	$580,000	$96,338	$58,570	$9,175	$0	$744,082
9/1/46	$610,000	$65,888	$59,741	$6,275	$0	$741,904
9/1/47	$645,000	$33,863	$60,936	$3,225	$0	$743,023
Total	**$9,550,000**	**$9,431,031**	**$1,325,187**	**$859,356**	**($569,663)**	**$20,595,911**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).
[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
Phase #1 Assessment Roll

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$37,615.15**
Equivalent Units (Original)	**1.00**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$1,913	$0	$0	($1,913)	$0
9/1/20	$0	$2,096	$124	$188	($43)	$2,365
9/1/21	$689	$1,908	$165	$188	($123)	$2,827
9/1/22	$709	$1,880	$154	$185	($42)	$2,885
9/1/23	$748	$1,843	$146	$180	$0	$2,917
9/1/24	$787	$1,793	$152	$175	($73)	$2,834
9/1/25	$787	$1,748	$155	$170	($48)	$2,812
9/1/26	$846	$1,746	$158	$169	$0	$2,920
9/1/27	$905	$1,707	$161	$165	$0	$2,939
9/1/28	$945	$1,665	$165	$161	$0	$2,935
9/1/29	$984	$1,621	$168	$156	$0	$2,929
9/1/30	$1,043	$1,571	$171	$151	$0	$2,936
9/1/31	$1,083	$1,517	$175	$146	$0	$2,920
9/1/32	$1,142	$1,462	$178	$140	$0	$2,922
9/1/33	$1,201	$1,403	$182	$135	$0	$2,920
9/1/34	$1,279	$1,342	$185	$129	$0	$2,935
9/1/35	$1,338	$1,276	$189	$122	$0	$2,926
9/1/36	$1,417	$1,208	$193	$116	$0	$2,933
9/1/37	$1,496	$1,135	$197	$108	$0	$2,936
9/1/38	$1,575	$1,058	$201	$101	$0	$2,935
9/1/39	$1,653	$978	$205	$93	$0	$2,929
9/1/40	$1,752	$891	$209	$85	$0	$2,936
9/1/41	$1,831	$799	$213	$76	$0	$2,918
9/1/42	$1,949	$703	$217	$67	$0	$2,936
9/1/43	$2,047	$600	$222	$57	$0	$2,926
9/1/44	$2,165	$493	$226	$47	$0	$2,931
9/1/45	$2,283	$379	$231	$36	$0	$2,929
9/1/46	$2,401	$259	$235	$25	$0	$2,921
9/1/47	$2,539	$133	$240	$13	$0	$2,925
Total	**$37,595**	**$37,127**	**$5,217**	**$3,383**	**($2,243)**	**$81,080**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).
[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
Phase #1 Assessment Roll

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$30,468.27**
Equivalent Units (Original)	**0.81**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$1,550	$0	$0	($1,550)	$0
9/1/20	$0	$1,698	$101	$152	($35)	$1,916
9/1/21	$558	$1,546	$134	$152	($100)	$1,732
9/1/22	$574	$1,523	$124	$150	($34)	$1,763
9/1/23	$606	$1,493	$118	$146	$0	$1,757
9/1/24	$638	$1,452	$123	$142	($59)	$1,658
9/1/25	$638	$1,416	$126	$138	($39)	$1,640
9/1/26	$686	$1,414	$128	$137	$0	$1,680
9/1/27	$733	$1,382	$131	$134	$0	$1,647
9/1/28	$765	$1,349	$133	$130	$0	$1,612
9/1/29	$797	$1,313	$136	$126	$0	$1,575
9/1/30	$845	$1,272	$139	$122	$0	$1,533
9/1/31	$877	$1,229	$142	$118	$0	$1,489
9/1/32	$925	$1,184	$144	$114	$0	$1,442
9/1/33	$973	$1,137	$147	$109	$0	$1,393
9/1/34	$1,036	$1,087	$150	$104	$0	$1,341
9/1/35	$1,084	$1,034	$153	$99	$0	$1,286
9/1/36	$1,148	$978	$156	$94	$0	$1,228
9/1/37	$1,212	$919	$159	$88	$0	$1,167
9/1/38	$1,275	$857	$163	$82	$0	$1,102
9/1/39	$1,339	$792	$166	$75	$0	$1,033
9/1/40	$1,419	$722	$169	$69	$0	$959
9/1/41	$1,483	$647	$173	$62	$0	$881
9/1/42	$1,578	$569	$176	$54	$0	$799
9/1/43	$1,658	$486	$180	$46	$0	$712
9/1/44	$1,754	$399	$183	$38	$0	$620
9/1/45	$1,849	$307	$187	$29	$0	$523
9/1/46	$1,945	$210	$190	$20	$0	$421
9/1/47	$2,057	$108	$194	$10	$0	$313
Total	**$30,452**	**$30,073**	**$4,226**	**$2,740**	**($1,816)**	**$35,222**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).
[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
Phase #1 Assessment Roll

Parcel	**Lot Type 3 (60 Ft)**
Assessment	**$25,578.30**
Equivalent Units (Original)	**0.68**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$1,301	$0	$0	($1,301)	$0
9/1/20	$0	$1,425	$85	$128	($29)	$1,608
9/1/21	$468	$1,298	$112	$128	($84)	$1,454
9/1/22	$482	$1,278	$104	$126	($28)	$1,480
9/1/23	$509	$1,253	$99	$123	$0	$1,475
9/1/24	$535	$1,219	$103	$119	($49)	$1,392
9/1/25	$535	$1,189	$106	$116	($33)	$1,377
9/1/26	$576	$1,187	$108	$115	$0	$1,410
9/1/27	$616	$1,161	$110	$112	$0	$1,383
9/1/28	$642	$1,132	$112	$109	$0	$1,353
9/1/29	$669	$1,102	$114	$106	$0	$1,323
9/1/30	$709	$1,068	$116	$103	$0	$1,287
9/1/31	$736	$1,032	$119	$99	$0	$1,250
9/1/32	$776	$994	$121	$95	$0	$1,211
9/1/33	$816	$954	$124	$92	$0	$1,169
9/1/34	$870	$912	$126	$87	$0	$1,126
9/1/35	$910	$868	$129	$83	$0	$1,080
9/1/36	$964	$821	$131	$79	$0	$1,031
9/1/37	$1,017	$772	$134	$74	$0	$979
9/1/38	$1,071	$720	$136	$69	$0	$925
9/1/39	$1,124	$665	$139	$63	$0	$867
9/1/40	$1,191	$606	$142	$58	$0	$805
9/1/41	$1,245	$543	$145	$52	$0	$740
9/1/42	$1,325	$478	$148	$46	$0	$671
9/1/43	$1,392	$408	$151	$39	$0	$598
9/1/44	$1,472	$335	$154	$32	$0	$521
9/1/45	$1,553	$258	$157	$25	$0	$439
9/1/46	$1,633	$176	$160	$17	$0	$353
9/1/47	$1,727	$91	$163	$9	$0	$262
Total	**$25,565**	**$25,246**	**$3,547**	**$2,300**	**($1,525)**	**$29,569**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).
[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 #2 ASSESSMENT ROLL

Appendix I-1
Phase #2 Assessment Roll

Parcel	**All Parcels**
Assessment	**$5,938,154**
Equivalent Unit	**143.60**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$519,588	$40,000	$560,588
2	$1,000	$512,264	$40,800	$554,064
3	$1,000	$519,413	$41,616	$562,029
4	$1,000	$519,326	$42,448	$562,774
5	$1,000	$519,238	$43,297	$563,536
6	$107,000	$341,156	$44,163	$492,320
7	$112,000	$335,004	$45,046	$492,050
8	$117,000	$328,564	$45,947	$491,511
9	$123,000	$321,836	$46,866	$491,703
10	$129,000	$314,764	$47,804	$491,568
11	$136,000	$307,346	$48,760	$492,106
12	$143,000	$299,526	$49,735	$492,261
13	$150,000	$291,304	$50,730	$492,034
14	$157,000	$282,679	$51,744	$491,423
15	$166,000	$273,651	$52,779	$492,431
16	$174,000	$264,106	$53,835	$491,941
17	$183,000	$254,101	$54,911	$492,013
18	$193,000	$243,579	$56,010	$492,589
19	$203,000	$232,481	$57,130	$492,611
20	$214,000	$220,809	$58,272	$493,081
21	$225,000	$208,504	$59,438	$492,942
22	$237,000	$195,566	$60,627	$493,193
23	$250,000	$181,939	$61,839	$493,778
24	$263,000	$167,564	$63,076	$493,640
25	$277,000	$152,441	$64,337	$493,779
26	$286,000	$136,514	$65,624	$488,138
27	$482,000	$120,069	$66,937	$669,006
28	$508,000	$92,354	$68,275	$668,629
29	$535,000	$63,144	$69,641	$667,785
30	$563,154	$32,381	$71,034	$666,569
Total	**$5,938,154**	**$8,251,215**	**$1,622,723**	**$15,812,092**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

[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 by Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$37,630.36**
Equivalent Unit	**0.91**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$6	$3,293	$253	$3,552
2	$6	$3,246	$259	$3,511
3	$6	$3,292	$264	$3,562
4	$6	$3,291	$269	$3,566
5	$6	$3,290	$274	$3,571
6	$678	$2,162	$280	$3,120
7	$710	$2,123	$285	$3,118
8	$741	$2,082	$291	$3,115
9	$779	$2,039	$297	$3,116
10	$817	$1,995	$303	$3,115
11	$862	$1,948	$309	$3,118
12	$906	$1,898	$315	$3,119
13	$951	$1,846	$321	$3,118
14	$995	$1,791	$328	$3,114
15	$1,052	$1,734	$334	$3,121
16	$1,103	$1,674	$341	$3,117
17	$1,160	$1,610	$348	$3,118
18	$1,223	$1,544	$355	$3,122
19	$1,286	$1,473	$362	$3,122
20	$1,356	$1,399	$369	$3,125
21	$1,426	$1,321	$377	$3,124
22	$1,502	$1,239	$384	$3,125
23	$1,584	$1,153	$392	$3,129
24	$1,667	$1,062	$400	$3,128
25	$1,755	$966	$408	$3,129
26	$1,812	$865	$416	$3,093
27	$3,054	$761	$424	$4,240
28	$3,219	$585	$433	$4,237
29	$3,390	$400	$441	$4,232
30	$3,569	$205	$450	$4,224
Total	**$37,630**	**$52,288**	**$10,283**	**$100,202**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.
[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 by Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$32,668.12**
Equivalent Unit	**0.79**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$6	$2,858	$220	$3,084
2	$6	$2,818	$224	$3,048
3	$6	$2,857	$229	$3,092
4	$6	$2,857	$234	$3,096
5	$6	$2,857	$238	$3,100
6	$589	$1,877	$243	$2,708
7	$616	$1,843	$248	$2,707
8	$644	$1,808	$253	$2,704
9	$677	$1,771	$258	$2,705
10	$710	$1,732	$263	$2,704
11	$748	$1,691	$268	$2,707
12	$787	$1,648	$274	$2,708
13	$825	$1,603	$279	$2,707
14	$864	$1,555	$285	$2,704
15	$913	$1,505	$290	$2,709
16	$957	$1,453	$296	$2,706
17	$1,007	$1,398	$302	$2,707
18	$1,062	$1,340	$308	$2,710
19	$1,117	$1,279	$314	$2,710
20	$1,177	$1,215	$321	$2,713
21	$1,238	$1,147	$327	$2,712
22	$1,304	$1,076	$334	$2,713
23	$1,375	$1,001	$340	$2,716
24	$1,447	$922	$347	$2,716
25	$1,524	$839	$354	$2,716
26	$1,573	$751	$361	$2,685
27	$2,652	$661	$368	$3,680
28	$2,795	$508	$376	$3,678
29	$2,943	$347	$383	$3,674
30	$3,098	$178	$391	$3,667
Total	**$32,668**	**$45,393**	**$8,927**	**$86,989**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.
[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 by Lot Type

Parcel	**Lot Type 4 (84 Ft)**
Assessment	**$41,352.05**
Equivalent Unit	**1.00**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$7	$3,618	$279	$3,904
2	$7	$3,567	$284	$3,858
3	$7	$3,617	$290	$3,914
4	$7	$3,616	$296	$3,919
5	$7	$3,616	$302	$3,924
6	$745	$2,376	$308	$3,428
7	$780	$2,333	$314	$3,427
8	$815	$2,288	$320	$3,423
9	$857	$2,241	$326	$3,424
10	$898	$2,192	$333	$3,423
11	$947	$2,140	$340	$3,427
12	$996	$2,086	$346	$3,428
13	$1,045	$2,029	$353	$3,426
14	$1,093	$1,969	$360	$3,422
15	$1,156	$1,906	$368	$3,429
16	$1,212	$1,839	$375	$3,426
17	$1,274	$1,770	$382	$3,426
18	$1,344	$1,696	$390	$3,430
19	$1,414	$1,619	$398	$3,430
20	$1,490	$1,538	$406	$3,434
21	$1,567	$1,452	$414	$3,433
22	$1,650	$1,362	$422	$3,434
23	$1,741	$1,267	$431	$3,439
24	$1,831	$1,167	$439	$3,438
25	$1,929	$1,062	$448	$3,439
26	$1,992	$951	$457	$3,399
27	$3,357	$836	$466	$4,659
28	$3,538	$643	$475	$4,656
29	$3,726	$440	$485	$4,650
30	$3,922	$225	$495	$4,642
Total	**$41,352**	**$57,460**	**$11,300**	**$110,112**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.
[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 by Lot Type

Parcel	**Lot Type 5 (40 Ft)**
Assessment	**$24,397.71**
Equivalent Unit	**0.59**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$2,135	$164	$2,303
2	$4	$2,105	$168	$2,276
3	$4	$2,134	$171	$2,309
4	$4	$2,134	$174	$2,312
5	$4	$2,133	$178	$2,315
6	$440	$1,402	$181	$2,023
7	$460	$1,376	$185	$2,022
8	$481	$1,350	$189	$2,019
9	$505	$1,322	$193	$2,020
10	$530	$1,293	$196	$2,020
11	$559	$1,263	$200	$2,022
12	$588	$1,231	$204	$2,023
13	$616	$1,197	$208	$2,022
14	$645	$1,161	$213	$2,019
15	$682	$1,124	$217	$2,023
16	$715	$1,085	$221	$2,021
17	$752	$1,044	$226	$2,022
18	$793	$1,001	$230	$2,024
19	$834	$955	$235	$2,024
20	$879	$907	$239	$2,026
21	$924	$857	$244	$2,025
22	$974	$804	$249	$2,026
23	$1,027	$748	$254	$2,029
24	$1,081	$688	$259	$2,028
25	$1,138	$626	$264	$2,029
26	$1,175	$561	$270	$2,006
27	$1,980	$493	$275	$2,749
28	$2,087	$379	$281	$2,747
29	$2,198	$259	$286	$2,744
30	$2,314	$133	$292	$2,739
Total	**$24,398**	**$33,901**	**$6,667**	**$64,966**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

[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-1
PHASE #3 ASSESSMENT ROLL – PHASE #3 IMPROVEMENTS

Appendix J-1
Phase #3 Assessment Roll – Phase #3 Improvements

Parcel	**All Parcels**
Assessment	**$6,291,045**
Equivalent Unit (2022 Revised)	**186.26**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$544,175	$31,448	$576,623
2	$1,000	$544,089	$30,600	$575,689
3	$1,000	$544,002	$31,212	$576,214
4	$1,000	$543,916	$31,836	$576,752
5	$1,000	$543,829	$32,473	$577,302
6	$109,000	$355,162	$33,122	$497,284
7	$114,000	$349,003	$33,785	$496,788
8	$120,000	$342,562	$34,461	$497,023
9	$126,000	$335,782	$35,150	$496,932
10	$132,000	$328,663	$35,853	$496,516
11	$139,000	$321,205	$36,570	$496,775
12	$146,000	$313,352	$37,301	$496,653
13	$153,000	$305,103	$38,047	$496,150
14	$161,000	$296,458	$38,808	$496,266
15	$170,000	$287,362	$39,584	$496,946
16	$178,000	$277,757	$40,376	$496,133
17	$188,000	$267,700	$41,184	$496,883
18	$198,000	$257,078	$42,007	$497,085
19	$208,000	$245,891	$42,847	$496,738
20	$219,000	$234,139	$43,704	$496,843
21	$231,000	$221,765	$44,578	$497,343
22	$243,000	$208,714	$45,470	$497,184
23	$256,000	$194,984	$46,379	$497,363
24	$270,000	$180,520	$47,307	$497,827
25	$284,000	$165,265	$48,253	$497,518
26	$299,000	$149,219	$49,218	$497,437
27	$540,000	$132,326	$50,203	$722,528
28	$569,000	$101,816	$51,207	$722,022
29	$600,000	$69,667	$52,231	$721,898
30	$633,045	$35,767	$53,275	$722,087
Total	**$6,291,045**	**$8,697,267**	**$1,218,490**	**$16,206,802**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.
[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-1
Phase #3 Assessment Roll – Phase #3 Improvements By Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$30,735.80**
Equivalent Unit (2022 Revised)	**0.91**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$5	$2,659	$154	$2,817
2	$5	$2,658	$150	$2,813
3	$5	$2,658	$152	$2,815
4	$5	$2,657	$156	$2,818
5	$5	$2,657	$159	$2,820
6	$533	$1,735	$162	$2,430
7	$557	$1,705	$165	$2,427
8	$586	$1,674	$168	$2,428
9	$616	$1,641	$172	$2,428
10	$645	$1,606	$175	$2,426
11	$679	$1,569	$179	$2,427
12	$713	$1,531	$182	$2,426
13	$748	$1,491	$186	$2,424
14	$787	$1,448	$190	$2,425
15	$831	$1,404	$193	$2,428
16	$870	$1,357	$197	$2,424
17	$919	$1,308	$201	$2,428
18	$967	$1,256	$205	$2,429
19	$1,016	$1,201	$209	$2,427
20	$1,070	$1,144	$214	$2,427
21	$1,129	$1,083	$218	$2,430
22	$1,187	$1,020	$222	$2,429
23	$1,251	$953	$227	$2,430
24	$1,319	$882	$231	$2,432
25	$1,388	$807	$236	$2,431
26	$1,461	$729	$240	$2,430
27	$2,638	$646	$245	$3,530
28	$2,780	$497	$250	$3,528
29	$2,931	$340	$255	$3,527
30	$3,093	$175	$260	$3,528
Total	**$30,736**	**$42,492**	**$5,953**	**$79,181**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.
[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-1
Phase #3 Assessment Roll – Phase #3 Improvements By Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$26,682.73**
Equivalent Unit (2022 Revised)	**0.79**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$2,308	$133	$2,446
2	$4	$2,308	$130	$2,442
3	$4	$2,307	$132	$2,444
4	$4	$2,307	$135	$2,446
5	$4	$2,307	$138	$2,449
6	$462	$1,506	$140	$2,109
7	$484	$1,480	$143	$2,107
8	$509	$1,453	$146	$2,108
9	$534	$1,424	$149	$2,108
10	$560	$1,394	$152	$2,106
11	$590	$1,362	$155	$2,107
12	$619	$1,329	$158	$2,106
13	$649	$1,294	$161	$2,104
14	$683	$1,257	$165	$2,105
15	$721	$1,219	$168	$2,108
16	$755	$1,178	$171	$2,104
17	$797	$1,135	$175	$2,107
18	$840	$1,090	$178	$2,108
19	$882	$1,043	$182	$2,107
20	$929	$993	$185	$2,107
21	$980	$941	$189	$2,109
22	$1,031	$885	$193	$2,109
23	$1,086	$827	$197	$2,110
24	$1,145	$766	$201	$2,111
25	$1,205	$701	$205	$2,110
26	$1,268	$633	$209	$2,110
27	$2,290	$561	$213	$3,065
28	$2,413	$432	$217	$3,062
29	$2,545	$295	$222	$3,062
30	$2,685	$152	$226	$3,063
Total	**$26,683**	**$36,888**	**$5,168**	**$68,739**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.
[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-1
Phase #3 Assessment Roll – Phase #3 Improvements By Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$23,980.68**
Equivalent Unit (2022 Revised)	**0.71**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$2,074	$120	$2,198
2	$4	$2,074	$117	$2,194
3	$4	$2,074	$119	$2,196
4	$4	$2,073	$121	$2,199
5	$4	$2,073	$124	$2,201
6	$415	$1,354	$126	$1,896
7	$435	$1,330	$129	$1,894
8	$457	$1,306	$131	$1,895
9	$480	$1,280	$134	$1,894
10	$503	$1,253	$137	$1,893
11	$530	$1,224	$139	$1,894
12	$557	$1,194	$142	$1,893
13	$583	$1,163	$145	$1,891
14	$614	$1,130	$148	$1,892
15	$648	$1,095	$151	$1,894
16	$679	$1,059	$154	$1,891
17	$717	$1,020	$157	$1,894
18	$755	$980	$160	$1,895
19	$793	$937	$163	$1,894
20	$835	$893	$167	$1,894
21	$881	$845	$170	$1,896
22	$926	$796	$173	$1,895
23	$976	$743	$177	$1,896
24	$1,029	$688	$180	$1,898
25	$1,083	$630	$184	$1,896
26	$1,140	$569	$188	$1,896
27	$2,058	$504	$191	$2,754
28	$2,169	$388	$195	$2,752
29	$2,287	$266	$199	$2,752
30	$2,413	$136	$203	$2,753
Total	**$23,981**	**$33,153**	**$4,645**	**$61,778**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.
[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-2
PHASE #3 ASSESSMENT ROLL – PHASE #3 ADDITIONAL PROJECTS

Appendix J-2
Phase #3 Assessment Roll – Phase #3 Additional Projects

Parcel	**All Parcels**
Assessment	**$1,417,194**
Equivalent Unit (2022 Revised)	**186.26**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$122,587	$7,084	$130,671
2	$1,000	$122,501	$15,300	$138,801
3	$1,000	$122,414	$15,606	$139,020
4	$1,000	$122,328	$15,918	$139,246
5	$1,000	$122,241	$16,236	$139,478
6	$31,000	$79,789	$16,561	$127,350
7	$32,000	$78,037	$16,892	$126,930
8	$33,000	$76,229	$17,230	$126,460
9	$35,000	$74,365	$17,575	$126,940
10	$36,000	$72,387	$17,926	$126,314
11	$38,000	$70,353	$18,285	$126,638
12	$40,000	$68,206	$18,651	$126,857
13	$42,000	$65,946	$19,024	$126,970
14	$44,000	$63,573	$19,404	$126,978
15	$46,000	$61,087	$19,792	$126,880
16	$48,000	$58,488	$20,188	$126,676
17	$50,000	$55,776	$20,592	$126,368
18	$53,000	$52,951	$21,004	$126,955
19	$56,000	$49,957	$21,424	$127,381
20	$58,000	$46,793	$21,852	$126,645
21	$61,000	$43,516	$22,289	$126,805
22	$64,000	$40,069	$22,735	$126,804
23	$68,000	$36,453	$23,190	$127,643
24	$71,000	$32,611	$23,653	$127,265
25	$75,000	$28,600	$24,127	$127,727
26	$78,000	$24,362	$24,609	$126,972
27	$82,000	$19,955	$25,101	$127,057
28	$86,000	$15,322	$25,603	$126,926
29	$90,000	$10,463	$26,115	$126,579
30	$95,194	$5,378	$26,638	$127,210
Total	**$1,417,194**	**$1,842,746**	**$600,605**	**$3,860,545**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.
[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-2
Phase #3 Assessment Roll – Phase #3 Additional Projects By Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$6,923.91**
Equivalent Unit (2022 Revised)	**0.91**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$5	$599	$35	$638
2	$5	$598	$75	$678
3	$5	$598	$76	$679
4	$5	$598	$78	$680
5	$5	$597	$79	$681
6	$151	$390	$81	$622
7	$156	$381	$83	$620
8	$161	$372	$84	$618
9	$171	$363	$86	$620
10	$176	$354	$88	$617
11	$186	$344	$89	$619
12	$195	$333	$91	$620
13	$205	$322	$93	$620
14	$215	$311	$95	$620
15	$225	$298	$97	$620
16	$235	$286	$99	$619
17	$244	$273	$101	$617
18	$259	$259	$103	$620
19	$274	$244	$105	$622
20	$283	$229	$107	$619
21	$298	$213	$109	$620
22	$313	$196	$111	$620
23	$332	$178	$113	$624
24	$347	$159	$116	$622
25	$366	$140	$118	$624
26	$381	$119	$120	$620
27	$401	$97	$123	$621
28	$420	$75	$125	$620
29	$440	$51	$128	$618
30	$465	$26	$130	$622
Total	**$6,924**	**$9,003**	**$2,934**	**$18,861**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.
[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-2
Phase #3 Assessment Roll – Phase #3 Additional Projects By Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**6,010.86**
Equivalent Unit (2022 Revised)	**0.79**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$520	$30	$554
2	$4	$520	$65	$589
3	$4	$519	$66	$590
4	$4	$519	$68	$591
5	$4	$518	$69	$592
6	$131	$338	$70	$540
7	$136	$331	$72	$538
8	$140	$323	$73	$536
9	$148	$315	$75	$538
10	$153	$307	$76	$536
11	$161	$298	$78	$537
12	$170	$289	$79	$538
13	$178	$280	$81	$539
14	$187	$270	$82	$539
15	$195	$259	$84	$538
16	$204	$248	$86	$537
17	$212	$237	$87	$536
18	$225	$225	$89	$538
19	$238	$212	$91	$540
20	$246	$198	$93	$537
21	$259	$185	$95	$538
22	$271	$170	$96	$538
23	$288	$155	$98	$541
24	$301	$138	$100	$540
25	$318	$121	$102	$542
26	$331	$103	$104	$539
27	$348	$85	$106	$539
28	$365	$65	$109	$538
29	$382	$44	$111	$537
30	$404	$23	$113	$540
Total	**$6,011**	**$7,816**	**$2,547**	**$16,374**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.

[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-2
Phase #3 Assessment Roll – Phase #3 Additional Projects By Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$5,402.17**
Equivalent Unit (2022 Revised)	**0.71**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$467	$27	$498
2	$4	$467	$58	$529
3	$4	$467	$59	$530
4	$4	$466	$61	$531
5	$4	$466	$62	$532
6	$118	$304	$63	$485
7	$122	$297	$64	$484
8	$126	$291	$66	$482
9	$133	$283	$67	$484
10	$137	$276	$68	$481
11	$145	$268	$70	$483
12	$152	$260	$71	$484
13	$160	$251	$73	$484
14	$168	$242	$74	$484
15	$175	$233	$75	$484
16	$183	$223	$77	$483
17	$191	$213	$78	$482
18	$202	$202	$80	$484
19	$213	$190	$82	$486
20	$221	$178	$83	$483
21	$233	$166	$85	$483
22	$244	$153	$87	$483
23	$259	$139	$88	$487
24	$271	$124	$90	$485
25	$286	$109	$92	$487
26	$297	$93	$94	$484
27	$313	$76	$96	$484
28	$328	$58	$98	$484
29	$343	$40	$100	$483
30	$363	$21	$102	$485
Total	**$5,402**	**$7,024**	**$2,289**	**$14,716**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated using an interest rate of 8.65% per annum for years 1 to 5 and 5.65% per annum thereafter.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX K-1
PHASE #4 ASSESSMENT ROLL – PHASE #4 IMPROVEMENTS

Appendix K-1
Phase #4 Assessment Roll – Phase #4 Improvements

Parcel	**2707966 and 961613**
Assessment	**$12,000,000**
Equivalent Unit (2025 Revised)	**224.11**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$132,000	$765,600	$35,700	$933,300
2	$139,000	$757,178	$36,414	$932,592
3	$146,000	$748,310	$37,142	$931,452
4	$155,000	$738,995	$37,885	$931,881
5	$163,000	$729,106	$38,643	$930,749
6	$172,000	$718,707	$39,416	$930,123
7	$182,000	$707,733	$40,204	$929,937
8	$193,000	$696,122	$41,008	$930,130
9	$204,000	$683,808	$41,828	$929,637
10	$215,000	$670,793	$42,665	$928,458
11	$228,000	$657,076	$43,518	$928,594
12	$241,000	$642,530	$44,388	$927,918
13	$256,000	$627,154	$45,276	$928,430
14	$271,000	$610,821	$46,182	$928,003
15	$287,000	$593,531	$47,105	$927,637
16	$304,000	$575,221	$48,047	$927,268
17	$322,000	$555,826	$49,008	$926,834
18	$342,000	$535,282	$49,989	$927,271
19	$363,000	$513,462	$50,988	$927,451
20	$385,000	$490,303	$52,008	$927,311
21	$408,000	$465,740	$53,048	$926,788
22	$433,000	$439,710	$54,109	$926,819
23	$459,000	$412,084	$55,191	$926,276
24	$712,000	$382,800	$56,295	$1,151,095
25	$755,000	$337,374	$57,421	$1,149,796
26	$802,000	$289,205	$58,570	$1,149,775
27	$851,000	$238,038	$59,741	$1,148,779
28	$903,000	$183,744	$60,936	$1,147,680
29	$959,000	$126,133	$62,155	$1,147,287
30	$1,018,000	$64,948	$63,398	$1,146,346
Total	**$12,000,000**	**$15,957,337**	**$1,448,280**	**$29,405,617**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #4 Improvements. Interest is calculated using an interest rate of 6.38% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix K-1
Phase #4 Assessment Roll – Phase #4 Improvements By Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$48,726.07**
Equivalent Unit (2025 Revised)	**0.91**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$536	$3,109	$145	$3,790
2	$564	$3,075	$148	$3,787
3	$593	$3,039	$151	$3,782
4	$629	$3,001	$154	$3,784
5	$662	$2,961	$157	$3,779
6	$698	$2,918	$160	$3,777
7	$739	$2,874	$163	$3,776
8	$784	$2,827	$167	$3,777
9	$828	$2,777	$170	$3,775
10	$873	$2,724	$173	$3,770
11	$926	$2,668	$177	$3,771
12	$979	$2,609	$180	$3,768
13	$1,039	$2,547	$184	$3,770
14	$1,100	$2,480	$188	$3,768
15	$1,165	$2,410	$191	$3,767
16	$1,234	$2,336	$195	$3,765
17	$1,307	$2,257	$199	$3,763
18	$1,389	$2,174	$203	$3,765
19	$1,474	$2,085	$207	$3,766
20	$1,563	$1,991	$211	$3,765
21	$1,657	$1,891	$215	$3,763
22	$1,758	$1,785	$220	$3,763
23	$1,864	$1,673	$224	$3,761
24	$2,891	$1,554	$229	$4,674
25	$3,066	$1,370	$233	$4,669
26	$3,257	$1,174	$238	$4,669
27	$3,455	$967	$243	$4,665
28	$3,667	$746	$247	$4,660
29	$3,894	$512	$252	$4,659
30	$4,134	$264	$257	$4,655
Total	**$48,726**	**$64,795**	**$5,881**	**$119,402**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #4 Improvements. Interest is calculated using an interest rate of 6.38% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix K-1
Phase #4 Assessment Roll – Phase #4 Improvements By Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$42,300.66**
Equivalent Unit (2025 Revised)	**0.79**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$465	$2,699	$126	$3,290
2	$490	$2,669	$128	$3,287
3	$515	$2,638	$131	$3,283
4	$546	$2,605	$134	$3,285
5	$575	$2,570	$136	$3,281
6	$606	$2,533	$139	$3,279
7	$642	$2,495	$142	$3,278
8	$680	$2,454	$145	$3,279
9	$719	$2,410	$147	$3,277
10	$758	$2,365	$150	$3,273
11	$804	$2,316	$153	$3,273
12	$850	$2,265	$156	$3,271
13	$902	$2,211	$160	$3,273
14	$955	$2,153	$163	$3,271
15	$1,012	$2,092	$166	$3,270
16	$1,072	$2,028	$169	$3,269
17	$1,135	$1,959	$173	$3,267
18	$1,206	$1,887	$176	$3,269
19	$1,280	$1,810	$180	$3,269
20	$1,357	$1,728	$183	$3,269
21	$1,438	$1,642	$187	$3,267
22	$1,526	$1,550	$191	$3,267
23	$1,618	$1,453	$195	$3,265
24	$2,510	$1,349	$198	$4,058
25	$2,661	$1,189	$202	$4,053
26	$2,827	$1,019	$206	$4,053
27	$3,000	$839	$211	$4,050
28	$3,183	$648	$215	$4,046
29	$3,381	$445	$219	$4,044
30	$3,589	$229	$223	$4,041
Total	**$42,301**	**$56,022**	**$4,882**	**$99,615**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #4 Improvements. Interest is calculated using an interest rate of 6.38% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix K-1
Phase #4 Assessment Roll – Phase #4 Improvements By Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$38,017.05**
Equivalent Unit (2025 Revised)	**0.71**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$418	$2,425	$113	$2,957
2	$440	$2,399	$115	$2,955
3	$463	$2,371	$118	$2,951
4	$491	$2,341	$120	$2,952
5	$516	$2,310	$122	$2,949
6	$545	$2,277	$125	$2,947
7	$577	$2,242	$127	$2,946
8	$611	$2,205	$130	$2,947
9	$646	$2,166	$133	$2,945
10	$681	$2,125	$135	$2,941
11	$722	$2,082	$138	$2,942
12	$764	$2,036	$141	$2,940
13	$811	$1,987	$143	$2,941
14	$859	$1,935	$146	$2,940
15	$909	$1,880	$149	$2,939
16	$963	$1,822	$152	$2,938
17	$1,020	$1,761	$155	$2,936
18	$1,083	$1,696	$158	$2,938
19	$1,150	$1,627	$162	$2,938
20	$1,220	$1,553	$165	$2,938
21	$1,293	$1,476	$168	$2,936
22	$1,372	$1,393	$171	$2,936
23	$1,454	$1,306	$175	$2,935
24	$2,256	$1,213	$178	$3,647
25	$2,392	$1,069	$182	$3,643
26	$2,541	$916	$186	$3,643
27	$2,696	$754	$189	$3,639
28	$2,861	$582	$193	$3,636
29	$3,038	$400	$197	$3,635
30	$3,225	$206	$201	$3,632
Total	**$38,017**	**$50,554**	**$4,588**	**$93,160**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #4 Improvements. Interest is calculated using an interest rate of 6.38% per annum for years 1 to 30.
[2]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 #4 ASSESSMENT ROLL – PHASE #4 ADDITIONAL PROJECTS

Appendix K-2
Phase #4 Assessment Roll – Phase #4 Additional Projects

Parcel	**2707966 and 961613**
Assessment	**$1,973,394**
Equivalent Unit (2025 Revised)	**224.11**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$20,000	$125,903	$10,200	$156,103
2	$21,000	$124,627	$10,404	$156,031
3	$22,000	$123,287	$10,612	$155,899
4	$24,000	$121,883	$10,824	$156,707
5	$25,000	$120,352	$11,041	$156,393
6	$27,000	$118,757	$11,262	$157,019
7	$29,000	$117,034	$11,487	$157,521
8	$30,000	$115,184	$11,717	$156,901
9	$32,000	$113,270	$11,951	$157,221
10	$34,000	$111,229	$12,190	$157,418
11	$37,000	$109,059	$12,434	$158,493
12	$39,000	$106,699	$12,682	$158,381
13	$41,000	$104,211	$12,936	$158,147
14	$44,000	$101,595	$13,195	$158,790
15	$47,000	$98,788	$13,459	$159,246
16	$50,000	$95,789	$13,728	$159,517
17	$53,000	$92,599	$14,002	$159,601
18	$57,000	$89,218	$14,282	$160,500
19	$60,000	$85,581	$14,568	$160,149
20	$64,000	$81,753	$14,859	$160,612
21	$68,000	$77,670	$15,157	$160,826
22	$73,000	$73,331	$15,460	$161,791
23	$76,394	$68,674	$15,769	$160,837
24	$118,000	$63,800	$16,084	$197,884
25	$125,000	$56,272	$16,406	$197,678
26	$133,000	$48,297	$16,734	$198,031
27	$142,000	$39,811	$17,069	$198,880
28	$151,000	$30,752	$17,410	$199,162
29	$161,000	$21,118	$17,758	$199,876
30	$170,000	$10,846	$18,114	$198,960
Total	**$1,973,394**	**$2,647,385**	**$413,794**	**$5,034,573**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #4 Additional Projects. Interest is calculated using an interest rate of 6.38% per annum for years 1 to 30.
[2]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 #4 Assessment Roll – Phase #4 Additional Projects By Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$8,012.98**
Equivalent Unit (2025 Revised)	**0.91**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$81	$511	$41	$634
2	$85	$506	$42	$634
3	$89	$501	$43	$633
4	$97	$495	$44	$636
5	$102	$489	$45	$635
6	$110	$482	$46	$638
7	$118	$475	$47	$640
8	$122	$468	$48	$637
9	$130	$460	$49	$638
10	$138	$452	$49	$639
11	$150	$443	$50	$644
12	$158	$433	$51	$643
13	$166	$423	$53	$642
14	$179	$413	$54	$645
15	$191	$401	$55	$647
16	$203	$389	$56	$648
17	$215	$376	$57	$648
18	$231	$362	$58	$652
19	$244	$348	$59	$650
20	$260	$332	$60	$652
21	$276	$315	$62	$653
22	$296	$298	$63	$657
23	$310	$279	$64	$653
24	$479	$259	$65	$804
25	$508	$228	$67	$803
26	$540	$196	$68	$804
27	$577	$162	$69	$808
28	$613	$125	$71	$809
29	$654	$86	$72	$812
30	$690	$44	$74	$808
Total	**$8,013**	**$10,750**	**$1,680**	**$20,443**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #4 Additional Projects. Interest is calculated using an interest rate of 6.38% per annum for years 1 to 30.
[2]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 #4 Assessment Roll – Phase #4 Additional Projects By Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$6,956.32**
Equivalent Unit (2025 Revised)	**0.79**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$71	$444	$36	$550
2	$74	$439	$37	$550
3	$78	$435	$37	$550
4	$85	$430	$38	$552
5	$88	$424	$39	$551
6	$95	$419	$40	$553
7	$102	$413	$40	$555
8	$106	$406	$41	$553
9	$113	$399	$42	$554
10	$120	$392	$43	$555
11	$130	$384	$44	$559
12	$137	$376	$45	$558
13	$145	$367	$46	$557
14	$155	$358	$47	$560
15	$166	$348	$47	$561
16	$176	$338	$48	$562
17	$187	$326	$49	$563
18	$201	$314	$50	$566
19	$212	$302	$51	$565
20	$226	$288	$52	$566
21	$240	$274	$53	$567
22	$257	$258	$54	$570
23	$269	$242	$56	$567
24	$416	$225	$57	$698
25	$441	$198	$58	$697
26	$469	$170	$59	$698
27	$501	$140	$60	$701
28	$532	$108	$61	$702
29	$568	$74	$63	$705
30	$599	$38	$64	$701
Total	**$6,956**	**$9,332**	**$1,459**	**$17,747**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #4 Additional Projects. Interest is calculated using an interest rate of 6.38% per annum for years 1 to 30.
[2]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 #4 Assessment Roll – Phase #4 Additional Projects By Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$6,251.88**
Equivalent Unit (2025 Revised)	**0.71**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$63	$399	$32	$495
2	$67	$395	$33	$494
3	$70	$391	$34	$494
4	$76	$386	$34	$496
5	$79	$381	$35	$495
6	$86	$376	$36	$497
7	$92	$371	$36	$499
8	$95	$365	$37	$497
9	$101	$359	$38	$498
10	$108	$352	$39	$499
11	$117	$346	$39	$502
12	$124	$338	$40	$502
13	$130	$330	$41	$501
14	$139	$322	$42	$503
15	$149	$313	$43	$505
16	$158	$303	$43	$505
17	$168	$293	$44	$506
18	$181	$283	$45	$508
19	$190	$271	$46	$507
20	$203	$259	$47	$509
21	$215	$246	$48	$510
22	$231	$232	$49	$513
23	$242	$218	$50	$510
24	$374	$202	$51	$627
25	$396	$178	$52	$626
26	$421	$153	$53	$627
27	$450	$126	$54	$630
28	$478	$97	$55	$631
29	$510	$67	$56	$633
30	$539	$34	$57	$630
Total	**$6,252**	**$8,387**	**$1,311**	**$15,950**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #4 Additional Project Interest is calculated using an interest rate of 6.38% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX L-1
PROPOSED PHASE #5-7 ASSESSMENT ROLL – PHASE #5-7 IMPROVEMENTS

Appendix L-1
Proposed Phase #5-7 Assessment Roll – Phase #5-7 Improvements

Parcel	**2936561 and 2936578**
Assessment	**$15,710,922**
Equivalent Unit	**344.10**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$174,000	$1,101,336	$35,700	$1,311,036
2	$185,000	$1,089,138	$36,414	$1,310,552
3	$198,000	$1,076,170	$37,142	$1,311,312
4	$211,000	$1,062,290	$37,885	$1,311,175
5	$225,000	$1,047,499	$38,643	$1,311,142
6	$239,000	$1,031,726	$39,416	$1,310,142
7	$255,000	$1,014,972	$40,204	$1,310,176
8	$273,000	$997,097	$41,008	$1,311,105
9	$291,000	$977,960	$41,828	$1,310,788
10	$310,000	$957,561	$42,665	$1,310,225
11	$331,000	$935,830	$43,518	$1,310,348
12	$354,000	$912,626	$44,388	$1,311,015
13	$378,000	$887,811	$45,276	$1,311,087
14	$404,000	$861,313	$46,182	$1,311,495
15	$431,000	$832,993	$47,105	$1,311,098
16	$461,000	$802,780	$48,047	$1,311,827
17	$492,000	$770,464	$49,008	$1,311,472
18	$526,000	$735,974	$49,989	$1,311,963
19	$562,000	$699,102	$50,988	$1,312,090
20	$600,000	$659,706	$52,008	$1,311,714
21	$642,000	$617,646	$53,048	$1,312,694
22	$686,000	$572,641	$54,109	$1,312,751
23	$732,000	$524,553	$55,191	$1,311,744
24	$783,000	$473,240	$56,295	$1,312,535
25	$837,000	$418,351	$57,421	$1,312,773
26	$894,000	$359,678	$58,570	$1,312,247
27	$956,000	$297,008	$59,741	$1,312,749
28	$1,022,000	$229,993	$60,936	$1,312,928
29	$1,092,000	$158,350	$62,155	$1,312,505
30	$1,166,922	$81,801	$63,398	$1,312,120
Total	**$15,710,922**	**$22,187,607**	**$1,448,280**	**$39,346,809**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #5-7 Improvements. Interest is calculated using an estimated interest rate of 7.01% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix L-1
Proposed Phase #5-7 Assessment Roll – Phase #5-7 Improvements By Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$41,548.79**
Equivalent Unit	**0.91**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$460	$2,913	$94	$3,467
2	$489	$2,880	$96	$3,466
3	$524	$2,846	$98	$3,468
4	$558	$2,809	$100	$3,468
5	$595	$2,770	$102	$3,467
6	$632	$2,728	$104	$3,465
7	$674	$2,684	$106	$3,465
8	$722	$2,637	$108	$3,467
9	$770	$2,586	$111	$3,466
10	$820	$2,532	$113	$3,465
11	$875	$2,475	$115	$3,465
12	$936	$2,414	$117	$3,467
13	$1,000	$2,348	$120	$3,467
14	$1,068	$2,278	$122	$3,468
15	$1,140	$2,203	$125	$3,467
16	$1,219	$2,123	$127	$3,469
17	$1,301	$2,038	$130	$3,468
18	$1,391	$1,946	$132	$3,470
19	$1,486	$1,849	$135	$3,470
20	$1,587	$1,745	$138	$3,469
21	$1,698	$1,633	$140	$3,472
22	$1,814	$1,514	$143	$3,472
23	$1,936	$1,387	$146	$3,469
24	$2,071	$1,252	$149	$3,471
25	$2,214	$1,106	$152	$3,472
26	$2,364	$951	$155	$3,470
27	$2,528	$785	$158	$3,472
28	$2,703	$608	$161	$3,472
29	$2,888	$419	$164	$3,471
30	$3,086	$216	$168	$3,470
Total	**$41,549**	**$58,677**	**$3,830**	**$104,056**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #5-7 Improvements. Interest is calculated using an estimated interest rate of 7.01% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix L-1
Proposed Phase #5-7 Assessment Roll – Phase #5-7 Improvements By Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$36,069.83**
Equivalent Unit	**0.79**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$399	$2,528	$82	$3,010
2	$425	$2,500	$84	$3,009
3	$455	$2,471	$85	$3,011
4	$484	$2,439	$87	$3,010
5	$517	$2,405	$89	$3,010
6	$549	$2,369	$90	$3,008
7	$585	$2,330	$92	$3,008
8	$627	$2,289	$94	$3,010
9	$668	$2,245	$96	$3,009
10	$712	$2,198	$98	$3,008
11	$760	$2,149	$100	$3,008
12	$813	$2,095	$102	$3,010
13	$868	$2,038	$104	$3,010
14	$928	$1,977	$106	$3,011
15	$990	$1,912	$108	$3,010
16	$1,058	$1,843	$110	$3,012
17	$1,130	$1,769	$113	$3,011
18	$1,208	$1,690	$115	$3,012
19	$1,290	$1,605	$117	$3,012
20	$1,378	$1,515	$119	$3,011
21	$1,474	$1,418	$122	$3,014
22	$1,575	$1,315	$124	$3,014
23	$1,681	$1,204	$127	$3,012
24	$1,798	$1,086	$129	$3,013
25	$1,922	$960	$132	$3,014
26	$2,052	$826	$134	$3,013
27	$2,195	$682	$137	$3,014
28	$2,346	$528	$140	$3,014
29	$2,507	$364	$143	$3,013
30	$2,679	$188	$146	$3,012
Total	**$36,070**	**$50,939**	**$3,325**	**$90,334**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #5-7 Improvements. Interest is calculated using an estimated interest rate of 7.01% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix L-1
Proposed Phase #5-7 Assessment Roll – Phase #5-7 Improvements By Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$32,417.19**
Equivalent Unit	**0.71**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$359	$2,272	$74	$2,705
2	$382	$2,247	$75	$2,704
3	$409	$2,221	$77	$2,706
4	$435	$2,192	$78	$2,705
5	$464	$2,161	$80	$2,705
6	$493	$2,129	$81	$2,703
7	$526	$2,094	$83	$2,703
8	$563	$2,057	$85	$2,705
9	$600	$2,018	$86	$2,705
10	$640	$1,976	$88	$2,703
11	$683	$1,931	$90	$2,704
12	$730	$1,883	$92	$2,705
13	$780	$1,832	$93	$2,705
14	$834	$1,777	$95	$2,706
15	$889	$1,719	$97	$2,705
16	$951	$1,656	$99	$2,707
17	$1,015	$1,590	$101	$2,706
18	$1,085	$1,519	$103	$2,707
19	$1,160	$1,442	$105	$2,707
20	$1,238	$1,361	$107	$2,707
21	$1,325	$1,274	$109	$2,709
22	$1,415	$1,182	$112	$2,709
23	$1,510	$1,082	$114	$2,707
24	$1,616	$976	$116	$2,708
25	$1,727	$863	$118	$2,709
26	$1,845	$742	$121	$2,708
27	$1,973	$613	$123	$2,709
28	$2,109	$475	$126	$2,709
29	$2,253	$327	$128	$2,708
30	$2,408	$169	$131	$2,707
Total	**$32,417**	**$45,781**	**$2,988**	**$81,186**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #5-7 Improvements. Interest is calculated using an estimated interest rate of 7.01% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX L-2
PROPOSED PHASE #5-7 ASSESSMENT ROLL – PHASE #5-7 ADDITIONAL PROJECTS

Appendix L-2
Proposed Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects

Parcel	**2936561 and 2936578**
Assessment	**$3,118,451**
Equivalent Unit	**344.10**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$40,000	$218,603	$35,700	$294,303
2	$42,000	$215,799	$36,414	$294,213
3	$44,000	$212,855	$37,142	$293,998
4	$46,000	$209,771	$37,885	$293,656
5	$49,000	$206,546	$38,643	$294,189
6	$51,000	$203,111	$39,416	$293,527
7	$54,000	$199,536	$40,204	$293,740
8	$57,000	$195,751	$41,008	$293,759
9	$60,000	$191,755	$41,828	$293,583
10	$64,000	$187,549	$42,665	$294,214
11	$67,000	$183,063	$43,518	$293,581
12	$71,000	$178,366	$44,388	$293,755
13	$76,000	$173,389	$45,276	$294,665
14	$80,000	$168,061	$46,182	$294,243
15	$85,000	$162,453	$47,105	$294,559
16	$90,000	$156,495	$48,047	$294,542
17	$96,000	$150,186	$49,008	$295,194
18	$102,000	$143,456	$49,989	$295,445
19	$108,000	$136,306	$50,988	$295,294
20	$115,000	$128,735	$52,008	$295,743
21	$122,000	$120,674	$53,048	$295,722
22	$130,000	$112,122	$54,109	$296,231
23	$137,000	$103,009	$55,191	$295,200
24	$157,000	$93,405	$56,295	$306,700
25	$167,000	$82,399	$57,421	$306,820
26	$178,000	$70,692	$58,570	$307,262
27	$189,000	$58,215	$59,741	$306,956
28	$201,000	$44,966	$60,936	$306,902
29	$214,000	$30,876	$62,155	$307,030
30	$226,451	$15,874	$63,398	$305,723
Total	**$3,118,451**	**$4,354,019**	**$1,448,280**	**$8,920,751**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #5-7 Additional Projects. Interest is calculated using an estimated interest rate of 7.01% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix L-2
Proposed Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects By Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$8,246.99**
Equivalent Unit	**0.91**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$106	$578	$94	$778
2	$111	$571	$96	$778
3	$116	$563	$98	$777
4	$122	$555	$100	$777
5	$130	$546	$102	$778
6	$135	$537	$104	$776
7	$143	$528	$106	$777
8	$151	$518	$108	$777
9	$159	$507	$111	$776
10	$169	$496	$113	$778
11	$177	$484	$115	$776
12	$188	$472	$117	$777
13	$201	$459	$120	$779
14	$212	$444	$122	$778
15	$225	$430	$125	$779
16	$238	$414	$127	$779
17	$254	$397	$130	$781
18	$270	$379	$132	$781
19	$286	$360	$135	$781
20	$304	$340	$138	$782
21	$323	$319	$140	$782
22	$344	$297	$143	$783
23	$362	$272	$146	$781
24	$415	$247	$149	$811
25	$442	$218	$152	$811
26	$471	$187	$155	$813
27	$500	$154	$158	$812
28	$532	$119	$161	$812
29	$566	$82	$164	$812
30	$599	$42	$168	$809
Total	**$8,247**	**$11,515**	**$3,830**	**$23,592**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #5-7 Additional Projects. Interest is calculated using an estimated interest rate of 7.01% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix L-2
Proposed Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects By Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$7,159.48**
Equivalent Unit	**0.79**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$92	$502	$82	$676
2	$96	$495	$84	$675
3	$101	$489	$85	$675
4	$106	$482	$87	$674
5	$112	$474	$89	$675
6	$117	$466	$90	$674
7	$124	$458	$92	$674
8	$131	$449	$94	$674
9	$138	$440	$96	$674
10	$147	$431	$98	$675
11	$154	$420	$100	$674
12	$163	$410	$102	$674
13	$174	$398	$104	$677
14	$184	$386	$106	$676
15	$195	$373	$108	$676
16	$207	$359	$110	$676
17	$220	$345	$113	$678
18	$234	$329	$115	$678
19	$248	$313	$117	$678
20	$264	$296	$119	$679
21	$280	$277	$122	$679
22	$298	$257	$124	$680
23	$315	$236	$127	$678
24	$360	$214	$129	$704
25	$383	$189	$132	$704
26	$409	$162	$134	$705
27	$434	$134	$137	$705
28	$461	$103	$140	$705
29	$491	$71	$143	$705
30	$520	$36	$146	$702
Total	**$7,159**	**$9,996**	**$3,325**	**$20,481**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #5-7 Additional Projects. Interest is calculated using an estimated interest rate of 7.01% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix L-2
Proposed Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects By Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$6,434.47**
Equivalent Unit	**0.71**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$83	$451	$74	$607
2	$87	$445	$75	$607
3	$91	$439	$77	$607
4	$95	$433	$78	$606
5	$101	$426	$80	$607
6	$105	$419	$81	$606
7	$111	$412	$83	$606
8	$118	$404	$85	$606
9	$124	$396	$86	$606
10	$132	$387	$88	$607
11	$138	$378	$90	$606
12	$146	$368	$92	$606
13	$157	$358	$93	$608
14	$165	$347	$95	$607
15	$175	$335	$97	$608
16	$186	$323	$99	$608
17	$198	$310	$101	$609
18	$210	$296	$103	$610
19	$223	$281	$105	$609
20	$237	$266	$107	$610
21	$252	$249	$109	$610
22	$268	$231	$112	$611
23	$283	$213	$114	$609
24	$324	$193	$116	$633
25	$345	$170	$118	$633
26	$367	$146	$121	$634
27	$390	$120	$123	$633
28	$415	$93	$126	$633
29	$442	$64	$128	$634
30	$467	$33	$131	$631
Total	**$6,434**	**$8,984**	**$2,988**	**$18,407**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #5-7 Additional Projects. Interest is calculated using an estimated interest rate of 7.01% per annum for years 1 to 30.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

SCHEDULE I
UPDATED SCHEDULE I TO THE REIMBURSEMENT AGREEMENT

SCHEDULE I

1. Reimbursement Agreement Balance – Phases #2-7 Major Improvement Area Projects

- *Portion to be paid from net Bond Proceeds of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phases #2-7 Major Improvement Project) (the "Phases #2-7 Major Improvement Bonds"):*

- Original Principal Amount: **$13,795,000**

- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phases #2-7 Major Improvement Area Projects paid from the proceeds of the Phases #2-7 Major Improvement Bonds shall be the lesser of: (1) the actual interest rates paid on the Phases #2-7 Major Improvement Bonds or (2) 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048), and the Additional Interest of 0.5% to fund the Additional Interest Reserve Account of the Reserve Fund (as defined and described in the Bond Indenture related to the Phases #2-7 Major Improvement Bonds).

- Date of Phases #2-7 Major Improvement Area Assessment Ordinance Approval: Ordinance No. 2018-41 approved on August 14, 2018 and recorded in the real property records of Collin County, Texas on August 28, 2018, as Instrument No. 20180828001082230.

- Payment Source: Solely from net bond proceeds of the Phases #2-7 Major Improvement Bonds secured by the Assessments levied against the Phases #2-7 Major Improvement Area Assessed Property shown on the Phases #2-7 Major Improvement Area Assessment Roll attached as Appendix G to the SAP.

2. Reimbursement Agreement Balance – Phase #1 Projects

- *Portion to be paid from net Bond Proceeds of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phase #1 Project) (the "Phase #1 Bonds"):*

- Original Principal Amount: **$9,555,000**

- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phase #1 Projects paid from the proceeds of the Phase #1 Bonds shall be the lesser of: (1) the actual interest rates paid on the Phase #1 Bonds or (2) 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047), and the Additional Interest of 0.5% to fund the Additional Interest Reserve Account of the Reserve Fund (as defined and described in the Bond Indenture related to the Phase #1 Bonds).

- Date of Phase #1 Assessment Ordinance Approval: Ordinance No. 2018-44 approved on August 14, 2018 and recorded in the real property records of Collin County, Texas on August 28, 2018, as Instrument No. 20180828001082220.

- Payment Source: Solely from net bond proceeds of the Phase #1 Bonds secured by the Assessments levied against the Phase #1 Assessed Property shown on the Phase #1 Assessment Roll attached as Appendix H to the SAP.

3. Reimbursement Agreement Balance – Phase #2 Improvements

- *Portion to be paid from Phase #2 Assessment Revenues under the Amended and Restated PID Reimbursement Agreement:*

- Original Principal Amount: **$5,938,154**

- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phase #2 Improvements paid from the Phase #2 Assessment Revenues under the Amended and Restated PID Reimbursement Agreement shall be based on an interest rate of 8.75% per annum for years 1 through 5, and 5.75% per annum following the fifth Annual Installment as shown on the Phase #2 Assessment Roll attached as Appendix I to the SAP.

- Bond Index Rate approved by the City Council: 3.75% 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 the City approved the Phase #2 Assessment Ordinance which is the same date the obligation to pay the Reimbursement Agreement Balance – Phase #2 Improvements was incurred.

- Date of Phase #2 Assessment Ordinance Approval: Ordinance No. 2022-67 approved on June 14, 2022, and recorded in the real property records of Collin County, Texas on June 23, 2022, as Instrument No. 2022000098407.

- Authorized Improvements Paid: The costs of the Phase #2 Improvements may be paid for by Phase #2 Assessment Revenues pursuant to the provisions of the Amended and Restated PID Reimbursement Agreement and as described below.

- Payment Source: Solely from Phase #2 Assessment Revenues from the collection of the Assessments levied against the Phase #2 Assessed Property as shown on the Phase #2 Assessment Roll attached as Appendix I to the SAP and deposited by the City in the applicable account of the PID Reimbursement Fund in accordance with the Amended and Restated PID Reimbursement Agreement.

4. Reimbursement Agreement Balance – Phase #3 Improvements

- *Portion to be paid from Phase #3 Assessment Revenues for the Phase #3 Improvements under the Amended and Restated PID Reimbursement Agreement:*

- Original Principal Amount: **$6,291,045**

- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phase #3 Improvements paid from the Phase #3 Assessment Revenues under the Amended and Restated PID Reimbursement Agreement shall be based on an interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment as shown on the Phase #3 Assessment Roll – Phase #3 Improvements attached as Appendix J-1 to the SAP.

- Bond Index Rate approved by the City Council: 3.65% 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 the City approved the Phase #3 Assessment Ordinance which is the same date the obligation to pay the Reimbursement Agreement Balance – Phase #3 Improvements was incurred.

- Date of Improvement Area #3 Assessment Ordinance Approval: Ordinance No. 2023-10 approved on February 14, 2023, and recorded in the real property records of Collin County, Texas on February 16, 2023, as Instrument No. 2023000015395.

- Authorized Improvements Paid: The costs of the Phase #3 Improvements may be paid for by Phase #3 Assessment Revenues pursuant to the provisions of the Amended and Restated PID Reimbursement Agreement and as described below.

- Payment Source: Solely from Phase #3 Assessment Revenues from the collection of the Assessments levied against the Phase #3 Assessed Property as shown on the Phase #3 Assessment Roll attached as Appendix J-1 to the SAP and deposited by the City in the applicable account of the PID Reimbursement Fund in accordance with the Amended and Restated PID Reimbursement Agreement.

5. **Reimbursement Agreement Balance – Phase #3 Additional Projects**

- *Portion to be paid from Phase #3 Assessment Revenues for the Phase #3 Additional Projects under the Amended and Restated PID Reimbursement Agreement:*

- Original Principal Amount: **$1,417,194**

- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phase #3 Additional Projects paid from the Phase #3 Assessment Revenues under the Amended and Restated PID Reimbursement Agreement shall be based on an interest rate of 8.65% per annum for years 1 through 5 and 5.65% per annum following the fifth Annual Installment as shown on the Phase #3 Assessment Roll – Phase #3 Additional Projects attached as Appendix J-2 to the SAP.

- Bond Index Rate approved by the City Council: 3.65% 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 the City approved the Phase #3 Assessment Ordinance which is the same date the obligation to pay the Reimbursement Agreement Balance – Phase #3 Additional Projects was incurred.

- Date of Phase #3 Assessment Ordinance Approval: Ordinance No. 2023-09 approved on February 14, 2023, and recorded in the real property records of Collin County, Texas on February 16, 2023, as Instrument No. 2023000015399.

- Authorized Improvements Paid: The costs of the Phase #3 Additional Projects may be paid for by Phase #3 Assessment Revenues pursuant to the provisions of the Amended and Restated PID Reimbursement Agreement and as described below.

- Payment Source: Solely from Phase #3 Assessment Revenues from the collection of the Assessments levied against the Phase #3 Assessed Property as shown on the Phase #3 Assessment Roll attached as Appendix J-2 to the SAP and deposited by the City in the applicable account of the PID Reimbursement Fund in accordance with the Amended and Restated PID Reimbursement Agreement.

6. Reimbursement Agreement Balance – Phase #4 Improvements

- *Portion to be paid from Phase #4 Assessment Revenues for the Phase #4 Improvements under the Amended and Restated PID Reimbursement Agreement:*

- Original Principal Amount: **$12,000,000**

- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phase #4 Improvements paid from the Phase #4 Assessment Revenues under the Amended and Restated PID Reimbursement Agreement shall be based on an interest rate of 6.38% as shown on the Phase #4 Assessment Roll – Phase #4 Improvements attached as Appendix K-1 to the SAP.

- Bond Index Rate approved by the City Council: 5.53% 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 the City approved the Phase #4 Assessment Ordinance which is the same date the obligation to pay the Reimbursement Agreement Balance – Phase #4 Improvements was incurred.

- Date of Phase #4 Assessment Ordinance Approval: Ordinance No. 2025-27 approved on May 13, 2025, and recorded in the real property records of Collin County, Texas on May 19, 2025, as Instrument No. 2025000061849.

- Authorized Improvements Paid: The costs of the Phase #4 Improvements may be paid for by Phase #4 Assessment Revenues pursuant to the provisions of the Amended and Restated PID Reimbursement Agreement and as described below.

- Payment Source: Solely from Phase #4 Assessment Revenues from the collection of the Assessments levied against the Phase #4 Assessed Property as shown on the Phase #4 Assessment Roll attached as Appendix K-1 to the SAP and deposited by the City in the applicable account of the PID Reimbursement Fund in accordance with the Amended and Restated PID Reimbursement Agreement.

7. Reimbursement Agreement Balance – Phase #4 Additional Projects

a. *Portion to be paid from Phase #4 Assessment Revenues for the Phase #4 Additional Projects under the Amended and Restated PID Reimbursement Agreement:*

- Original Principal Amount: **$1,973,394**

- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phase #4 Additional Projects paid from the Phase #4 Assessment Revenues under the Amended and Restated PID Reimbursement Agreement shall be based on an interest rate of 6.38% per annum as shown on the Phase #4 Assessment Roll – Phase #4 Additional Projects attached as Appendix K-2 to the SAP.

- Bond Index Rate approved by the City Council: 5.53% 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 the City approved the Phase #4 Assessment Ordinance which is the same date the obligation to pay the Reimbursement Agreement Balance – Phase #4 Additional Projects was incurred.

- Date of Phase #4 Assessment Ordinance Approval: Ordinance No. 2025-28 approved on May 13, 2025, and recorded in the real property records of Collin County, Texas on May 19, 2025, as Instrument No. 2025000061850.

- Authorized Improvements Paid: The costs of the Phase #4 Additional Projects may be paid for by Phase #4 Assessment Revenues pursuant to the provisions of the Amended and Restated PID Reimbursement Agreement and as described below.

- Payment Source: Solely from Phase #4 Assessment Revenues from the collection of the Assessments levied against the Phase #4 Assessed Property as shown on the Phase #4 Assessment Roll attached as Appendix K-2 to the SAP and deposited by the City in the applicable account of the PID Reimbursement Fund in accordance with the Amended and Restated PID Reimbursement Agreement.

8. Reimbursement Agreement Balance – Phase #5-7 Improvements

- *Portion to be paid from Phase #5-7 Assessment Revenues for the Phase #5-7 Improvements under the Amended and Restated PID Reimbursement Agreement:*
- Original Principal Amount: [$15,710,922]
- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phase #5-7 Improvements paid from the Phase #5-7 Assessment Revenues under the Amended and Restated PID Reimbursement Agreement shall be based on an interest rate of [7.01]% as shown on the Phase #5-7 Assessment Roll – Phase #5-7 Improvements attached as Appendix L-1 to the SAP.
- Bond Index Rate approved by the City Council: [7.01]% 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 the City approved the Phase #5-7 Assessment Ordinance which is the same date the obligation to pay the Reimbursement Agreement Balance – Phase #5-7 Improvements was incurred.
- Date of Phase #5-7 Assessment Ordinance Approval: July 14, 2026
- Authorized Improvements Paid: The costs of the Phase #5-7 Improvements may be paid for by Phase #5-7 Assessment Revenues pursuant to the provisions of the Amended and Restated PID Reimbursement Agreement and as described below.
- Payment Source: Solely from Phase #5-7 Assessment Revenues from the collection of the Assessments levied against the Phase #5-7 Assessed Property as shown on the Phase #5-7 Assessment Roll attached as Appendix L-1 to the SAP and deposited by the City in the applicable account of the PID Reimbursement Fund in accordance with the Amended and Restated PID Reimbursement Agreement.

9. Reimbursement Agreement Balance – Phase #5-7 Additional Projects

b. *Portion to be paid from Phase #5-7 Assessment Revenues for the Phase #5-7 Additional Projects under the Amended and Restated PID Reimbursement Agreement:*

- Original Principal Amount: [$3,118,451]
- Interest Rate: Interest Rate on any unpaid portion of the Reimbursement Agreement Balance – Phase #5-7 Additional Projects paid from the Phase #5-7 Assessment Revenues under the Amended and Restated PID Reimbursement Agreement shall be based on an interest rate of [7.01]% per annum as shown on the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects attached as Appendix L-2 to the SAP.

- Bond Index Rate approved by the City Council: [7.01]% 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 the City approved the Phase #5-7 Assessment Ordinance which is the same date the obligation to pay the Reimbursement Agreement Balance – Phase #5-7 Additional Projects was incurred.

- Date of Phase #5 Assessment Ordinance Approval: July 14, 2026

- Authorized Improvements Paid: The costs of the Phase #5-7 Additional Projects may be paid for by Phase #5-7 Assessment Revenues pursuant to the provisions of the Amended and Restated PID Reimbursement Agreement and as described below.

- Payment Source: Solely from Phase #5-7 Assessment Revenues from the collection of the Assessments levied against the Phase #5-7 Assessed Property as shown on the Phase #5-7 Assessment Roll attached as Appendix L-2 to the SAP and deposited by the City in the applicable account of the PID Reimbursement Fund in accordance with the Amended and Restated PID Reimbursement Agreement.

EXHIBIT B

CITY OF CELINA, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Celina, Texas on July 14, 2026 at or after 5:00 p.m. at the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Phase #5-7 of the Cambridge Crossing Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the proposed public improvements to be undertaken at this time for the sole benefit of "Phase #5-7" within the District (the "Phase #5-7 Improvements") include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way acquisition; acquisition, construction, and improvement of water, wastewater, sanitary sewer, and storm drainage improvements and facilities; and other projects authorized by the Act; (ii) payment of costs associated with developing and financing the public improvements listed above, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against property within the District; and (iii) payment of costs of establishing, administering, and operating the District. The current estimated costs of the Phase #5-7 Improvements are approximately $15,710,922.

The general nature of Phase #5-7's allocable portion of the proposed public improvements to be undertaken in the future for the benefit of all of the property within the District (the "Phase #5-7 Additional Projects") include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way acquisition; acquisition, construction, and improvement of water, wastewater, sanitary sewer, and storm drainage improvements and facilities; and other projects authorized by the Act; (ii) payment of costs associated with developing and financing the public improvements listed above, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against property within the District; and (iii) payment of costs of establishing, administering, and operating the District. The current estimated costs of the Phase #5-7 Additional Projects are approximately $3,118,451.

The boundaries of the District include approximately 484.074 gross acres of land generally located directly north of County Road 7, directly east of County Road 6, south of FM 428, and west of Dallas Parkway, and located within the corporate limits of the City, as more particularly described by a metes and bounds description available at Celina City Hall located at 142 N. Ohio Street, Celina, Texas 75009 and available for public inspection.

All written or oral objections on the proposed assessments within Phase #5-7 of the District will be considered at the public hearing.

A copy of the proposed (i) Phase #5-7 Assessment Roll – Phase #5-7 Improvements, which includes the assessments proposed to be levied against each parcel of land within Phase #5-7 of the District that benefits from the Phase #5-7 Improvements and (ii) Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects, which includes the assessments proposed to be levied against each parcel of land within Phase #5-7 of the District that benefits from the Phase #5-7 Additional Projects and is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

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
Date: June 9, 2026

Agenda Item:
Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the North Sky Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for July 14, 2026, to consider an Ordinance levying assessments on property located within the North Sky Public Improvement District; directing City staff to publish and mail notice of such Public Hearing; and resolving other matters incident and related thereto. (Bromiley)

Background Information:
The North Sky PID was established by the City on June 8, 2021. It is located in the north of the City between N Louisiana Drive and N Celina Pkwy, near Martin Elementary and Moore Middle School. The PID has an estimated 220.039 acres and is projected to consist of 789 single-family residential units. The PID comprises Improvement Area #1, which includes 322 single-family units, and Improvement Area #2, which is expected to include 467 residential units. Construction of the infrastructure for Improvement Area #1 is complete an per the Developer's most recent quarterly report, as of March 31, 2025, 215 homes had been sold to end users. The Developer expects to complete construction of the infrastructure for Improvement Area #2 in June or early July 2026.

On February 14, 2023, the City levied assessments on properties within the PID for Improvement Area #1 and Major Improvement Area #1 in connection with the issuance of Series 2023 Improvement Area #1 Bonds and Major Improvement Area Bonds to fund the associated projects.

The Developer is requesting that the City start the process to levy assessments within Improvement Area #2 to finance the costs of certain roadway, water, sanitary sewer and drainage improvements necessary to serve Improvement Area #2 and issue a single series of Bonds to be

secured by such Assessments. The estimated costs for the Improvement Area #2 Improvements, including administrative expenses and costs of issuance of the Improvement Area #2 Bonds, are approximately $20,310,984. The estimated Assessments to be levied to finance such costs are $16,009,000.

This Resolution identifies the costs of the Improvement Area #2 Improvements that are to be financed by the Assessments within Improvement Area #2. It also approves a preliminary service and assessment plan, as updated for Improvement Area #2.

On June 9, 2026, the City Council will also consider a Resolution approving a Reimbursement Agreement with the Developer for the project to ensure eligibility for reimbursement of the costs of the Improvement Area #2 Improvements, since such improvements are expected to be completed and dedicated to the City prior to the levy of Assessments is complete.

If City Council approves the preliminary SAP on June 9, 2026, staff will place the Assessment Ordinance on the agenda for consideration on July 14, 2026. Staff also anticipates including a bond Ordinance to issue the Improvement Area #2 Bonds on the July 14, 2026, agenda. The Improvement Area #2 Bonds will be secured by the Assessments.

Legal Review:
PSAP and Resolution approveed by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Resolution

Financial Consideration:
The Resolution does not impact the City's operating funds. It establishes Assessments on property owners within Improvement Area #2 within the North Sky Public Improvement District to finance the identified public improvements.

Staff Recommendation:
Staff recommends approval.

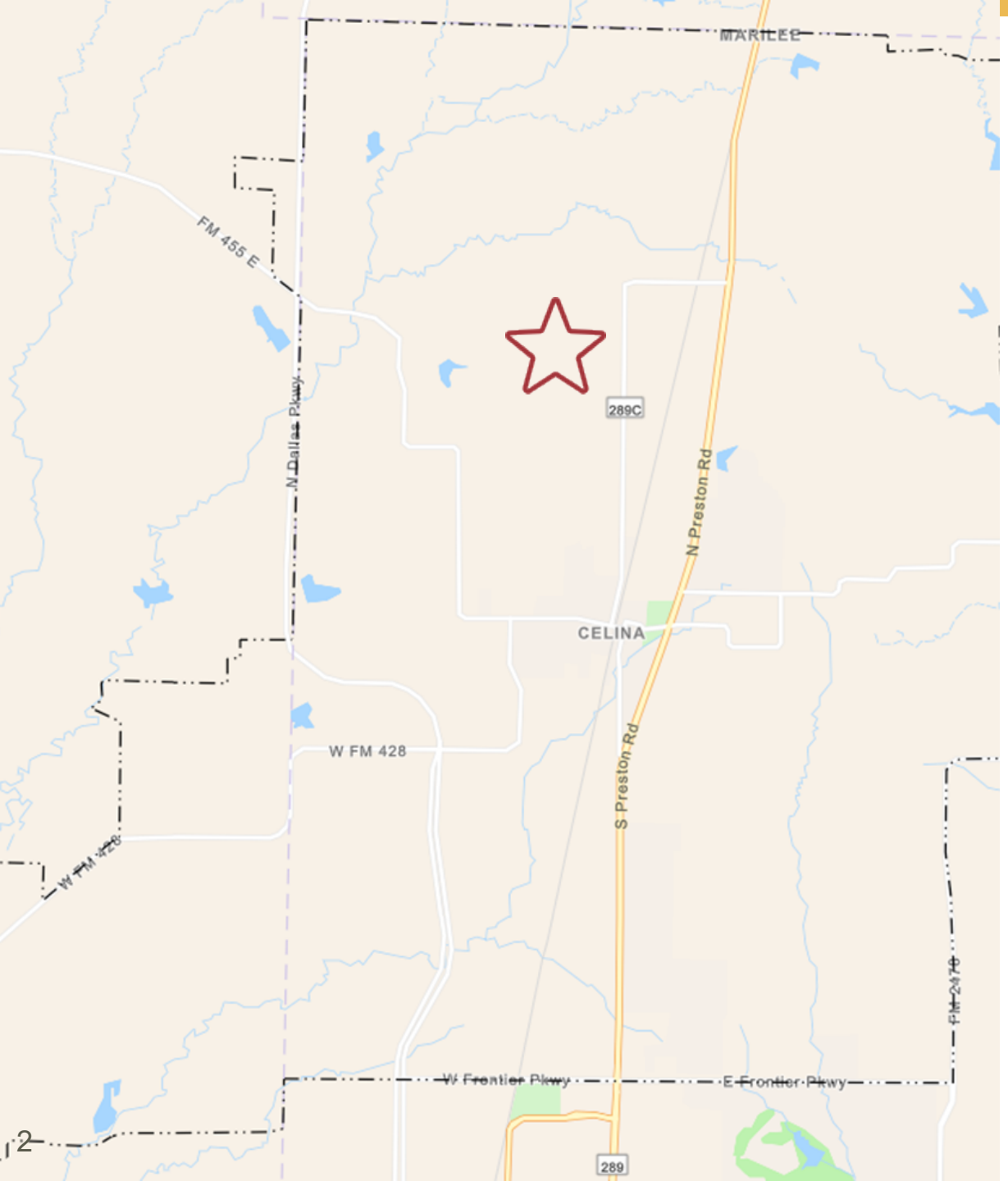
CITY COUNCIL MEETING

NORTH SKY

PRELIMINARY SAP & REIMBURSEMENT AGREEMENT

IMPROVEMENT AREA #2

June 9, 2026



NORTH SKY PID

- Established June 8, 2021
- PID is generally located between N Louisiana Dr and N Celina Pkwy
- Approximately 220.039 acres
- Two Action items tonight is for
  1. Approve the Preliminary Service and Assessment Plan (PSAP) and call for a public hearing to levy assessments for Improvement Area #2
  2. Reimbursement Agreement for Improvement Area #2

North Sky

- Improvement Area #2
  - Includes approximately 136.9 acres
  - 467 single family lots
  - Construction estimated to be complete by early July 2026
- Estimated Authorized Improvement Cost: $20,310,984
- Estimated PID Assessment: $16,009,000
  - The Assessments, when levied, will secure a single series of PID Bonds to be issued following the levy.

Improvement Area #2 PID Assessment

Lot Size	IA #2 Assessment per Unit	Allocable MIA Assessment per Unit	Total Combined Assessment per Unit	Total Combined Average Annual Installment per Unit
65 ft Lot	$39,833	$7,978	$47,812	$4,051
55 ft Lot	$36,248	$7,021	$43,269	$3,662
40 ft Lot	$24,298	$5,904	$30,202	$2,576

*Estimated and subject to change as actual bond costs are determined. Totals may not add due to rounding.

Tax Rate Analysis

Tax Rate Analysis	Tax Rate (Per $100/AV)		
	65' lot	55' lot	40' lot
Tax Rate Equivalent for Improvement Area #2 Assessments to be levied	$0.468	$0.467	$0.466
Tax Rate Equivalent for Allocable Major Improvement Area Assessments	$0.117	$0.112	$0.142
FYE 2026 Overlapping Tax Rates	$2.016	$2.016	$2.016
Estimated Total Overlapping Tax Rate	$2.601	$2.596	$2.624

*Estimated and subject to change as actual actual bond costs are determined. Rounded to the third decimal place.

North Sky PID - Reimbursement Agreement Overview

- The Reimbursement Agreement before Council today is intended to establish reimbursement provisions for Improvement Area #2.
- The agreement provides for reimbursement to the Developer for improvement costs that were previously advanced and that are allowed under the authorization improvement stated in the SAP and relevant Developer's agreements.
- No North Sky PID Bonds have been issued to date for Improvement Area #2. Any remaining amounts owed to the Developer under the reimbursement agreement are expected to be paid from the proceeds of future bond issuances, which will fulfill the City's reimbursement obligations.
- During the July 14, 2026 council meeting, staff plans to present an Ordinance for issuing bonds for North Sky PID IA#2

City Financial Team

Hilltop Securities - Financial Advisor

Fiduciary responsibility to the city

Advises on all capital-related matters for the City and related PIDs

Structure overall finance plans

Norton Rose Fulbright - Bond Counsel

Opines on legal matters related to bond issuances and development districts

Ensures City is in compliance with State law and Federal tax law

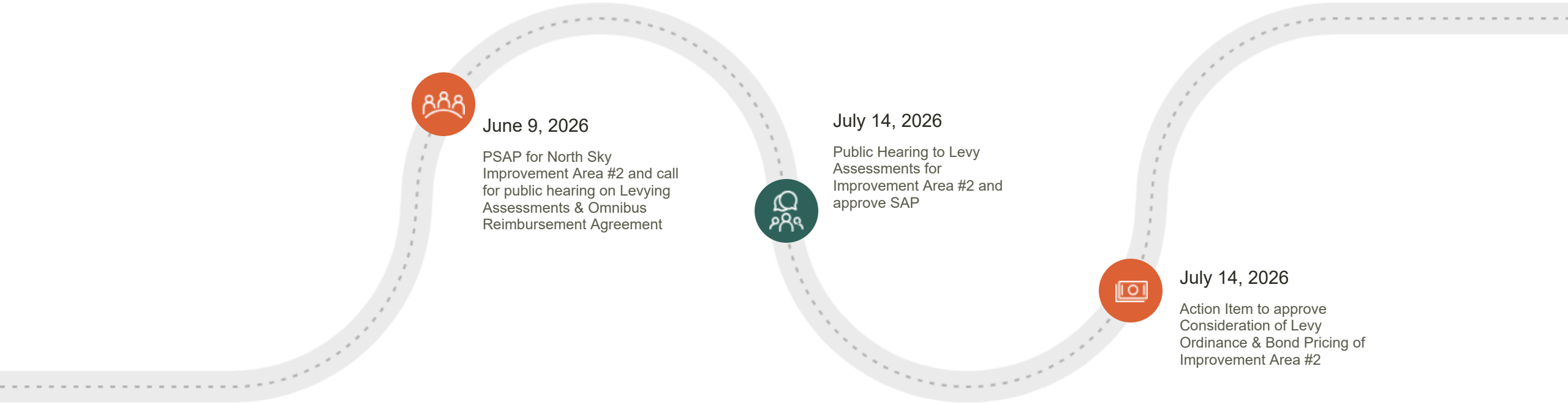
Interfaces with the Texas Attorney General

Municap - PID and TIRZ Consultant

Advises the City on all matters related to PIDs and TIRZs

Ensures compliance with City's PID Policy and state statues

North Sky Improvement Area #2 - Timeline



June 9, 2026

PSAP for North Sky Improvement Area #2 and call for public hearing on Levying Assessments & Omnibus Reimbursement Agreement

July 14, 2026

Public Hearing to Levy Assessments for Improvement Area #2 and approve SAP

July 14, 2026

Action Item to approve Consideration of Levy Ordinance & Bond Pricing of Improvement Area #2

Questions?

CITY OF CELINA, TEXAS

RESOLUTION NO. 2026-___R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN THE NORTH SKY PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING FOR JULY 14, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE NORTH SKY PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”) authorizes the City of Celina, Texas (the "City") to create a public improvement district within the corporate boundaries and/or the extraterritorial jurisdiction of the City; and

WHEREAS, on June 8, 2021, the City Council of the City (the "City Council") conducted a public hearing to consider a petition received by the City requesting the creation of a public improvement district within the extraterritorial jurisdiction of the City; and

WHEREAS, on June 8, 2021, the City Council adopted a resolution (the "Authorization Resolution"), authorizing, establishing, and creating the North Sky Public Improvement District (the “District”); and

WHEREAS, the City authorized the creation of the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the “Authorized Improvements”); and

WHEREAS, the City Council and the City staff have been presented a “North Sky Public Improvement District Preliminary Service and Assessment Plan”, (the “Preliminary SAP”) in the form attached hereto as **Exhibit A,** which (i) identifies the area constituting “Improvement Area #2” of the District, (ii) identifies the costs of the Authorized Improvements expected to be constructed and financed for the benefit of Improvement Area #2 (the “Improvement Area #2 Authorized Improvements”), and (iii) sets forth the proposed assessment roll for Improvement Area #2 related to the Improvement Area #2 Authorized Improvements (the “Proposed Assessment Roll”); and

WHEREAS, the Proposed Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in Improvement Area #2 of the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary SAP; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the municipal secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "Assessment Hearing") be called to consider proposed assessments against the benefitted property within Improvement Area #2 and related to the Improvement Area #2 Authorized Improvements and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to the property owners liable for the assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Roll, in a form substantially similar to the attached **Exhibit A** and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. The City Council hereby determines that the estimated total costs of the Improvement Area #2 Authorized Improvements to be financed by the District are as set forth in the Preliminary SAP.

SECTION 4. The City Council's final determination and approval of the costs of the Improvement Area #2 Authorized Improvements, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final Service and Assessment Plan, which will include

a final Improvement Area #2 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Assessment Roll states the assessments and the projected annual installments thereof proposed to be levied against each assessable parcel of land in Improvement Area #2 of the District that benefits from Improvement Area #2 Authorized Improvements, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and directs the City Secretary to make the same available for public inspection.

SECTION 7. The City Council hereby authorizes and calls a public hearing (the Assessment Hearing, as defined above) to be held on **July 14, 2026, at or after 5:00 p.m.** in the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property located within Improvement Area #2 of the District that benefits from the Improvement Area #2 Authorized Improvements and which ordinance shall specify the method of payment of the assessments.

SECTION 8. The City Council hereby authorizes and directs the City Secretary or City staff to publish notice of the Assessment Hearing, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in the *Celina Record*, a newspaper of general circulation in the City, on or before **July 2, 2026**, as required by Section 372.016(b) of the Act.

SECTION 9. When the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary or City staff, on or before **July 2, 2026**, to mail to the owners of property liable for the proposed assessments notice of the Assessment Hearing, as required by Section 372.016(c) of the Act.

SECTION 10. City staff is authorized and directed to take such other actions as are required (including, but not limited to, providing notice of the Assessment Hearing as required by the Texas Open Meetings Act) to place such Assessment Hearing on the agenda for the **July 14, 2026** meeting of the City Council.

SECTION 11. This Resolution shall become effective from and after its date of passage in accordance with law.

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ADOPTED, PASSED, AND APPROVED on this the 9th day of June, 2026.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

PRELIMINARY SAP

NORTH SKY
PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

February 14, 2023

As Updated for Series 2024 Improvement Area #1 Bonds on October 8, 2024, and Improvement Area #2 Bonds on July 14, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

NORTH SKY
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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APPENDIX G – Major Improvement Area Assessment Roll

APPENDIX H – Improvement Area #1 Assessment Roll

APPENDIX I – Proposed Improvement Area #2 Assessment Roll

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On June 8, 2021, the City Council of the City of Celina, Texas passed and approved Resolution No. 2021-39R approving and authorizing the creation of the North Sky Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in the PID, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created. The City annexed the property within the PID on March 15, 2022.

On February 14, 2023, the City Council approved two ordinances which levied Assessments against the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property in connection with the issuance of the Series 2023 Improvement Area #1 Bonds and the Major Improvement Area Bonds to finance the Improvement Area #1 Projects and the Major Improvement Area Projects, respectively, and which also approved the North Sky Public Improvement District Service and Assessment Plan (the "2023 Service and Assessment Plan").

On October 8, 2024, the City Council approved an ordinance which approved the issuance of the Series 2024 Improvement Area #1 Bonds to finance the Improvement Area #1 Projects, and which also approved the North Sky Public Improvement District Service and Assessment Plan (the "2024 Service and Assessment Plan").

The 2024 Service and Assessment Plan, as heretofore updated, is being updated as this Service and Assessment Plan in connection with the issuance of the Improvement Area #2 Bonds.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property that receives a special benefit from the Authorized Improvements 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 North Sky Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix 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 Assessment Rolls for the PID are currently included as Appendix G, Appendix H, and Appendix I of this Service and Assessment Plan and additional Assessment Rolls may be added to this Service and Assessment Plan in the future. 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 payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (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, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

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 payment request in a form that has been reviewed and approved by the City. 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.

"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.

"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 Paying Agent/Registrar and Trustee fees and expenses relating to the Bonds, including their respective legal counsel, (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. Annual Installments collected for Administrative Expenses and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"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) 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 the Assessments against the respective Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means, as applicable, the Improvement Area #1 Assessment Roll, the Major Improvement Area Assessment Roll, the Improvement Area #2 Assessment Roll, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

"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.

"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 CCD – North Sky, LLC, a Texas limited liability company.

"Development Agreement" means that certain North Sky Development Agreement by and between the City and Pilatus Investments, LLC, approved by the City on February 9, 2021, as assigned to the Developer, and related to development of the property within the PID, and 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.

"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 Association.

"Improvement Area" means one or more Parcels within the PID that will be developed in the same general time period.

"Improvement Area #1" means the initial Improvement Area to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"Improvement Area #1 Assessed Property" means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Projects is levied.

"Improvement Area #1 Assessment" means the Assessment levied against the Improvement Area #1 Assessed Property, as shown on the Improvement Area #1 Assessment Roll.

"Improvement Area #1 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for the Improvement Area #1 Projects.

"Improvement Area #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Improvement Area #1 Bonds" mean, collectively, Series 2023 Improvement Area #1 Bonds and the Series 2024 Improvement Area #1 Bonds that are secured primarily by Improvement Area #1 Assessment Revenues.

"Improvement Area #1 Improvements" mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.C.

"Improvement Area #1 Maximum Assessment Per Unit" means for Improvement Area #1, an Assessment per unit related to the Improvement Area #1 Projects for each applicable Lot Type as follows:

Lot Type 1 (65 Ft) - $45,443.22
Lot Type 2 (55 Ft) - $39,990.03
Lot Type 3 (40 Ft) - $33,627.98

"Improvement Area #1 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1, and (ii) the Improvement Area #1 Improvements.

"Improvement Area #1 Reimbursement Agreement" means that certain North Sky Public Improvement District Improvement Area #1 Reimbursement Agreement dated February 14, 2023 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Improvement Area #1 Projects and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act. Following the issuance of the Series 2024 Bonds, the Improvement Area #1 Reimbursement Agreement was satisfied and terminated.

"Improvement Area #2" means the second Improvement Area to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix I.

"Improvement Area #2 Assessed Property" means all Parcels within Improvement Area #2 other than Non-Benefited Property and shown in the Improvement Area #2 Assessment Roll against which an Assessment relating to the Improvement Area #2 Improvements is levied.

"Improvement Area #2 Assessment" means the Assessment levied against the Improvement Area #2 Assessed Property, as shown on the Improvement Area #2 Assessment Roll.

"Improvement Area #2 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Improvement Area #2 Assessed Property, or the Annual Installments thereof, for the Improvement Area #2 Improvements.

"Improvement Area #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix 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.

"Improvement Area #2 Bonds" mean, those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project) that are secured primarily by Improvement Area #2 Assessment Revenues.

"Improvement Area #2 Equivalent Units" mean, as to any Parcel within Improvement Area #2, 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.

"Improvement Area #2 Improvements" mean the Authorized Improvements which only benefit Improvement Area #2 Assessed Property, which are described in Section III.D.

"Improvement Area #2 Maximum Assessment Per Unit" means for Improvement Area #2, the combined Improvement Area #2 Assessment and Major Improvement Area Assessment per unit related to the Improvement Area #2 Improvements and Major Improvement Projects, respectively, for each applicable Lot Type as follows:

Lot Type 1 (65 Ft) - $47,811.83
Lot Type 2 (55 Ft) - $43,269.41
Lot Type 3 (40 Ft) - $30,202.43

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Collin County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council 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" mean the property within the PID excluding Improvement Area #1 which is to be developed subsequent to Improvement Area #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 Improvement Area #1.

"Major Improvement Area Assessment" means the Assessment levied against the Major Improvement Area Assessed Property, as shown on the Major Improvement Area Assessment Roll.

"Major Improvement Area Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against the Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Major Improvement Area Projects.

"Major Improvement Area Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Major Improvement Area Bonds" mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Major Improvement Area Project) that are secured primarily by Major Improvement Area Assessment Revenues.

"Major Improvement Area Projects" mean the pro rata portion of the Major Improvements allocable to the Major Improvement Area, which are described in Section III.B.

"Major Improvements" or "MI" mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, which may include 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.F.

"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.

"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, Collin County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Series 2023 Improvement Area #1 Bonds" means those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Improvement Area #1 Project).

"Series 2024 Improvement Area #1 Bonds" means those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2024 (North Sky Public Improvement District Improvement Area #1B Project).

"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.

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the corporate limits of the City and contains approximately 220.1 acres of land. A map of the property within the PID is shown on Appendix A and further described in Appendix C-1 to this Service and Assessment Plan.

At the time of its creation, the PID was originally expected to consist of approximately 786 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID was originally proposed to be developed as follows:

Table II-A.1
Proposed Development - Original

Proposed Development	Quantity	Measurement
Single-Family - 65 Ft	234	Units
Single-Family - 55 Ft	326	Units
Single-Family - 40 Ft	226	Units
Total	**786**	**Units**

Currently, the PID is expected to consist of approximately 789 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

Table II-A.2
Proposed Development - Updated

Proposed Development	Quantity	Measurement
Single-Family - 65 Ft	236	Units
Single-Family - 55 Ft	327	Units
Single-Family - 40 Ft	226	Units
Total	**789**	**Units**

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 83.2 acres and consists of 322 single family residential units, as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A and further described in Appendix C-2.

The property within Improvement Area #1 has been developed as follows:

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
Single-Family - 65 Ft	109	Units
Single-Family - 55 Ft	102	Units
Single-Family - 40 Ft	111	Units
Total	**322**	**Units**

C. Property Included in the Major Improvement Area and Improvement Area #2

The Major Improvement Area, the boundaries of which are coterminous with Improvement Area #2, consists of approximately 136.9 acres and initially was projected to consist of approximately 464 residential units. A map of the property within the Major Improvement Area is shown in Appendix A and further described in Appendix C-3.

The property within the Major Improvement Area was originally proposed to be developed as follows:

Table II-C.1
Proposed Development – Major Improvement Area - Original

Proposed Development	Quantity	Measurement
Single-Family - 65 Ft	125	Units
Single-Family - 55 Ft	224	Units
Single-Family - 40 Ft	115	Units
Total	**464**	**Units**

The Major Improvement is now projected to consist of approximately 467 residential units.

The property within the Major Improvement Area is proposed to be developed as follows:

Table II-C.1
Proposed Development – Major Improvement Area - Revised

Proposed Development	Quantity	Measurement
Single-Family - 65 Ft	127	Units
Single-Family - 55 Ft	225	Units
Single-Family - 40 Ft	115	Units
Total	**467**	**Units**

Improvement Area #2, the boundaries of which are coterminous with the Major Improvement Area, consists of approximately 136.9 acres and is projected to consist of approximately 467 residential units. A map of the property within Improvement Area #2 is shown in Appendix A and further described in Appendix C-4.

The property within Improvement Area #2 is proposed to be developed as follows:

Table II-D
Proposed Development – Improvement Area #2

Proposed Development	Quantity	Measurement
Single-Family - 65 Ft	127	Units
Single-Family - 55 Ft	225	Units
Single-Family - 40 Ft	115	Units
Total	**467**	**Units**

The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G, Appendix H, and Appendix I.

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, III.C, and III.D, 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.

B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The costs of the Major Improvements were allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipated planned development of the PID based on the anticipated number of Equivalent Units at the time the Major Improvement Area Assessments were levied. Each of Improvement Area #1 and Major Improvement Area were proportionally allocated the costs of the Major Improvements, as shown on Table III-A.

The Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the 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 Major Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Major Improvements consists of the construction of entrance road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Major Improvements consists of construction and installation of waterlines, mains, pipes, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

Offsite:

The offsite sanitary sewer improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The offsite sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City. See Appendix B for cost allocation by Kimley Horn between property located within the PID and property located outside of the PID. Amounts shown in Table III-A represent the PID allocable portion of the offsite sanitary sewer improvements.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, and storm water detention facilities

which benefit the Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portions of the Major Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-A
Budgeted Costs – Major Improvements

Authorized Improvements	Total Original Major Improvement Costs	Budget Changes	Total Revised Major Improvement Costs	Improvement Area #1 Allocated Amount[1]	Major Improvement Area Allocated Amount[1]
Roadway improvements	$1,471,458	$0	$1,471,458	$600,669	$870,788
Water improvements	$332,800	$0	$332,800	$135,854	$196,946
Offsite sanitary sewer improvements[2]	$1,409,001	$0	$1,409,001	$575,173	$833,827
Storm drainage improvements	$545,502	$0	$545,502	$222,681	$322,820
Other soft and miscellaneous costs	$773,506	$114,650	$888,156	$362,557	$525,598
Total Authorized Improvements	**$4,532,266**	**$114,650**	**$4,646,916**	**$1,896,935**	**$2,749,981**

Note: Costs provided by Kimley Horn and have been updated based on information from the Developer. 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 Major Improvements amount does not change.
[1]Allocation of Major Improvements are based on the methodologies described in V.C and shown in Table V-A.
[2]Amount represents the PID allocable portion of the offsite sanitary sewer improvements. See Appendix B for allocation of offsite sanitary sewer improvements to property located within the PID and property located outside of the PID. Source: Kimley Horn.

C. DESCRIPTIONS AND COSTS OF IMPROVEMENT AREA #1 IMPROVEMENTS

The Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Improvement Area #1 Projects are shown in Table III-B.

Roadway Improvements

The road improvement portion of the Improvement Area #1 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Water Improvements

The water improvements portion of the Improvement Area #1 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #1 Assessed Property. The 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

Onsite:

The onsite sanitary sewer improvement portion of the Improvement Area #1 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Improvement Area #1 Assessed Property. The 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 improvement portion of the Improvement Area #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, and appurtenances necessary to provide adequate drainage to the Improvement Area #1 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portions of the Improvement Area #1 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

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Table III-B
Actual Costs – Improvement Area #1 Projects

Authorized Improvements	Original Improvement Area #1 Improvements	Budget Changes	Revised Improvement Area #1 Improvements	Improvement Area #1's Proportional Share of Major Improvements[1]	Total Improvement Area #1 Projects[2]
Roadway improvements	$4,434,481	$0	$4,434,481	$600,669	$5,035,150
Water improvements	$1,890,302	$0	$1,890,302	$135,854	$2,026,156
Sanitary sewer improvements:					
Onsite sanitary sewer improvements	$1,222,800	$0	$1,222,800	$0	$1,222,800
Offsite sanitary sewer improvements[3]	$0	$0	$0	$575,173	$575,173
Storm drainage improvements	$2,099,464	$0	$2,099,464	$222,681	$2,322,145
Other soft and miscellaneous costs	$1,667,403	$152,275	$1,819,678	$362,557	$2,182,235
Total Authorized Improvements	**$11,314,450**	**$152,275**	**$11,466,725**	**$1,896,935**	**$13,363,659**

[1] See Table III-A. Allocation of Major Improvements is based on the methodologies described in V.C and shown in Table V-A.
[2]Costs provided by Kimley Horn and have been updated based on information from the Developer.
[3]Amount represents the PID's allocable portion of the offsite sanitary sewer improvements. See Appendix B for allocation of offsite sanitary sewer improvements to property located within the PID and property located outside of the PID. Source: Kimley Horn.

D. DESCRIPTIONS AND COSTS OF IMPROVEMENT AREA #2 IMPROVEMENTS

The Improvement Area #2 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #2 Improvements 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.

Roadway Improvements

The road improvement portion of the Improvement Area #2 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #2 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Improvement Area #2 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #2 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #2 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Improvement Area #2 Assessed Property. The 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 improvement portion of the Improvement Area #2 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, debris separators, detention pond improvements, stream improvements and appurtenances necessary to provide adequate drainage to the Improvement Area #2 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portions of the Improvement Area #2 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-C
Budgeted Costs – Improvement Area #2 Improvements

Authorized Improvements	Total Improvement Area #2 Improvements[1]
Roadway improvements	$6,304,962
Water improvements	$2,443,926
Sanitary sewer improvements:	$1,815,771
Storm drainage improvements	$3,964,254
Other soft and miscellaneous costs	$2,833,218
Total Authorized Improvements	**$17,362,131**

[1]Costs provided by Kimley Horn and are based on information from the Developer. The figures shown in Table III-C may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #2 Improvements amount does not change.

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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 Major Improvement Area Projects were completed in the third quarter of 2024. The construction of the Improvement Area #1 Projects has been completed, and such improvements have been accepted by the City. The construction of the Improvement Area #2 Improvements is anticipated to be completed and such improvements to be accepted by the City in the third quarter of 2026.

The Budgeted Costs for Major Improvements Area Projects plus costs related to the issuance of the Major Improvement Area Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Major Improvement Area is $3,519,848 as shown in Table IV-A. The Actual Costs for the Improvement Area #1 Projects plus costs related to the issuance of both series of Improvement Area #1 Bonds, and the expenses incurred in the establishment, administration, and operation of the PID allocable to Improvement Area #1 are $15,440,973 as shown in Table IV-B.2.

The Budgeted Costs for the Improvement Area #2 Improvements plus costs related to the issuance of Improvement Area #2 Bonds, and the expenses incurred in the establishment, administration, and operation of the PID allocable to Improvement Area #2 are $20,310,984 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 Budgeted Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The Major Improvement Area Bonds shown in Table IV-A were issued in 2023 and were used to finance the costs of Major Improvement Area Projects.

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Table IV-A
Projected Sources and Uses – Major Improvement Area

Sources of Funds	Major Improvement Area Bonds
Par amount	$3,452,000
Other funding sources	$67,848
Total Sources	**$3,519,848**
Uses of Funds	
Major Improvements[1]:	
Road Improvements	$870,788
Water Improvements	$196,946
Offsite Sanitary Sewer Improvements	$833,827
Storm Drainage Improvements	$322,820
Other Soft and Miscellaneous Costs	$525,598
Subtotal	*$2,749,981*
Bond Issuance Costs:	
Cost of Issuance	$254,221
Capitalized interest	$98,314
Reserve Fund	$263,773
Administrative Expense	$50,000
Underwriters Discount	$103,560
Subtotal	*$769,867*
Total Uses	**$3,519,848**

[1]See Table III-A for details.

The Series 2023 Improvement Area #1 Bonds shown in Table IV-B.1 were issued in 2023 and were used to finance a portion of the costs of the Improvement Area #1 Projects. The City and the Developer entered into the Improvement Area #1 Reimbursement Agreement in 2023 to finance a portion of the costs of the Improvement Area #1 Projects, as shown in Table IV-B.1.

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Table IV-B.1
Projected Sources and Uses – Improvement Area #1 - Original

Sources of Funds	Improvement Area #1 Bonds	Improvement Area #1 Reimbursement Agreement	Total
Par amount	$6,715,000	$0	$6,715,000
Assessment	$0	$6,050,000	$6,050,000
Other funding sources[1]	$0	$1,682,726	$1,682,726
Total Sources	**$6,715,000**	**$7,732,726**	**$14,447,726**
Uses of Funds			
Improvement Area #1 Improvements[2]:			
Road improvements	$1,829,717	$2,604,763	$4,434,481
Water improvements	$779,960	$1,110,342	$1,890,302
Sanitary sewer improvements	$504,541	$718,259	$1,222,800
Storm drainage improvements	$866,263	$1,233,201	$2,099,464
Other soft and miscellaneous costs	$687,990	$979,414	$1,667,403
Subtotal Improvement Area #1 Improvements	*$4,668,471*	*$6,645,979*	*$11,314,450*
Major Improvements[2]:			
Road improvements	$247,843	$352,826	$600,669
Water improvements	$56,055	$79,799	$135,854
Offsite sanitary sewer improvements	$237,323	$337,850	$575,173
Storm drainage improvements	$91,881	$130,800	$222,681
Other soft and miscellaneous costs	$130,284	$185,471	$315,756
Subtotal Major Improvements	*$763,386*	*$1,086,747*	*$1,850,133*
Series 2023 Bond Issuance Costs:			
Cost of issuance	$388,315	$0	$388,315
Capitalized interest	$172,076	$0	$172,076
Reserve fund	$471,303	$0	$471,303
Administrative Expenses	$50,000	$0	$50,000
Underwriters discount	$201,450	$0	$201,450
Subtotal Series 2023 Bond Issuance Costs	*$1,283,143*	*$0*	*$1,283,143*
Total Uses	**$6,715,000**	**$7,732,726**	**$14,447,726**

[1]The other funding sources, if any, represent projects costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City.
[2] See Table III-B for details.

The Series 2024 Improvement Area #1 Bonds shown in Table IV-B.2 were issued in 2024 to finance a portion of the costs of the Improvement Area #1 Projects.

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Table IV-B.2
Projected Sources and Uses – Improvement Area #1 – Updated

Sources of Funds	Series 2023 Improvement Area #1 Bonds	Series 2024 Improvement Area #1 Bonds	Total
Par amount	$6,715,000	$5,965,000	$12,680,000
Assessments paid under the Improvement Area #1 Reimbursement Agreement[1]	$0	$85,000	$85,000
Other funding sources[2]	$0	$2,675,973	$2,675,973
Total Sources	**$6,715,000**	**$8,725,973**	**$15,440,973**
Uses of Funds			
Improvement Area #1 Improvements[3]:			
Road improvements	$1,829,717	$2,604,763	$4,434,481
Water improvements	$779,960	$1,110,342	$1,890,302
Sanitary sewer improvements	$504,541	$718,259	$1,222,800
Storm drainage improvements	$866,263	$1,233,201	$2,099,464
Other soft and miscellaneous costs	$687,990	$1,131,688	$1,819,678
Subtotal Improvement Area #1 Improvements	*$4,668,471*	$6,798,254	$11,466,725
Major Improvements[3]:			
Road improvements	$247,843	$352,826	$600,669
Water improvements	$56,055	$79,799	$135,854
Offsite sanitary sewer improvements	$237,323	$337,850	$575,173
Storm drainage improvements	$91,881	$130,800	$222,681
Other soft and miscellaneous costs	$130,284	$232,273	$362,557
Subtotal Major Improvements	*$763,386*	$1,133,549	$1,896,935
Series 2023 Improvement Area # 1 Bond Issuance Costs:			
Cost of issuance	$388,315	$0	$388,315
Capitalized interest	$172,076	$0	$172,076
Reserve fund	$471,303	$0	$471,303
Administrative Expenses	$50,000	$0	$50,000
Underwriter's discount	$201,450	$0	$201,450
Subtotal Series 2023 Improvement Area #1 Bond Issuance Costs	*$1,283,143*	$0	$1,283,143
Estimated Series 2024 Improvement Area #1 Bond Issuance Costs:			
Cost of issuance	$0	$385,306	$385,306
Capitalized interest	$0	$0	$0
Reserve fund	$0	$210,500	$210,500
Administrative Expenses	$0	$0	$0
Underwriter's discount	$0	$178,950	$178,950
Subtotal Estimated Series 2024 Improvement Area #1 Bond Issuance Costs	*$0*	$774,756	$774,756
Original Issue Discount related to the Series 2024 Improvement Area #1 Bonds		$19,415	$19,415
Total Uses	**$6,715,000**	**$8,725,973**	**$15,440,973**

[1]Assessment paid under the Improvement Area #1 Reimbursement Agreement reflects the principal payment to be made on 9/1/2024.
[2]The other funding sources, if any, represent projects costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City.
[3] See Table III-B for details.

The Improvement Area #2 Bonds shown in Table IV-C are being issued in 2026 and will be used to finance a portion of the costs of the Improvement Area #2 Improvements, as shown in Table IV-C.

Table IV-C
Projected Sources and Uses – Improvement Area #2

Sources of Funds	Improvement Area #2 Bonds
Par amount	$16,009,000
Other funding sources[1]	$4,301,984
Total Sources	**$20,310,984**
Uses of Funds	
Improvement Area #2 Improvements[2]:	
Road Improvements	$6,304,962
Water Improvements	$2,443,926
Sanitary Sewer Improvements	$1,815,771
Storm Drainage Improvements	$3,964,254
Other Soft and Miscellaneous Costs	$2,833,218
Subtotal Improvement Area #2 Improvements	*$17,362,131*
Bond Issuance Costs:	
Cost of issuance	$960,540
Capitalized interest	$0
Reserve fund	$1,458,043
Administrative Expense	$50,000
Underwriter's discount	$480,270
Subtotal Bond Issuance Costs	*$2,948,853*
Total Uses	**$20,310,984**

[1]The other funding sources, if any, represent projects costs of the Improvement Area #2 Improvements to be paid by the Developer without reimbursement from the City.
[2] See Table III-C for details.

B. PROJECTED FIVE YEAR SERVICE PLAN

Major Improvement Area

The annual projected costs and annual projected indebtedness for the Major Improvement Area are shown in 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
Major Improvement Area

Year	Annual Projected Cost[1]	Annual Projected Indebtedness	Other Funding Sources	Projected Major Improvement Area Annual Installments
2026 & Prior	$3,519,848	$3,452,000	$67,848	$995,718
2027	$0	$0	$0	$332,479
2028	$0	$0	$0	$332,068
2029	$0	$0	$0	$331,571
2030	$0	$0	$0	$331,988
2031	$0	$0	$0	$332,267
2032	$0	$0	$0	$331,470
Total	**$3,519,848**	**$3,452,000**	**$67,848**	**$2,987,560**

[1]Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds, and interest on the Major Improvement Area Bonds for year 2023 were funded with capitalized interest.

The annual projected costs shown in Table IV-D are the annual expenditures relating to Major Improvement Area's proportional share of Major Improvements, referred to as the Major Improvement Area Projects, shown in Table III-A, the costs associated with setting up the PID allocable to the Major Improvement Area and bond issuance costs including reserves shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Improvement Area #1

The annual projected costs and annual projected indebtedness for Improvement Area #1 are shown in Table IV-E. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-E
Annual Projected Costs and Annual Projected Indebtedness
Improvement Area #1

Year	Annual Projected Cost[1]	Annual Projected Indebtedness[2]	Other Funding Sources[3]	Projected Improvement Area #1 Annual Installments
2026 & Prior	$15,440,973	$12,765,000	$2,675,973	$3,166,762
2027	$0	$0	$0	$984,913
2028	$0	$0	$0	$984,916
2029	$0	$0	$0	$986,458
2030	$0	$0	$0	$985,451
2031	$0	$0	$0	$985,984
2032	$0	$0	$0	$985,494
Total	**$15,440,973**	**$12,765,000**	**$2,675,973**	**$9,079,979**

[1]Administrative Expenses for the Series 2023 Improvement Area #1 Bonds in year 2023 were funded with Bond proceeds, and interest on the Series 2023 Improvement Area #1 Bonds for year 2023 were funded with capitalized interest.
[2]Includes amounts paid or to be paid from Assessments related to the Improvement Area #1 Bonds and amounts paid to the Developer under the Improvement Area #1 Reimbursement Agreement.
[3]The other funding sources, if any, represent project costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City and the Original Issue Discount of $19,415 related to the Series 2024 Improvement Area #1 Bonds.

The annual projected costs shown in Table IV-E are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B, the costs associated with setting up the PID allocable to Improvement Area #1, and bond issuance costs including reserves for Series 2023 Improvement Area #1 Bonds and Series 2024 Improvement Area #1 Bonds 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.

Improvement Area #2

The annual projected costs and annual projected indebtedness for Improvement Area #2 are shown in Table IV-F. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-F
Annual Projected Costs and Annual Projected Indebtedness
Improvement Area #2

Year	Annual Projected Cost[1]	Annual Projected Indebtedness	Other Funding Sources[2]	Projected Improvement Area #1 Annual Installments
2026	$20,310,984	$16,009,000	$4,301,984	$0
2027	$0	$0	$0	$1,285,626
2028	$0	$0	$0	$1,287,675
2029	$0	$0	$0	$1,288,520
2030	$0	$0	$0	$1,289,542
2031	$0	$0	$0	$1,290,674
2032	$0	$0	$0	$1,292,853
Total	**$20,310,984**	**$16,009,000**	**$4,301,984**	**$7,734,890**

[1]Administrative Expenses for the Improvement Area #2 Bonds in year 2026 will be funded with Improvement Area #2 Bond proceeds, and interest on the Improvement Area #2 Bonds for year 2026 will be funded with capitalized interest.
[2]The other funding sources, if any, represent project costs of the Improvement Area #2 Improvements to be paid by the Developer without reimbursement from the City.

The annual projected costs shown in Table IV-F are the annual expenditures relating to the Improvement Area #2 Improvements shown in Table III-C, costs associated with setting up the PID allocable to Improvement Area #2 and bond issuance costs including reserves for Improvement Area #2 Bonds shown in Table IV-C. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). 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 Assessed Property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing has been undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Series 2023 Improvement Area #1 Bonds and the Major Improvement Area Bonds issued in 2023, the Series 2024 Improvement Area #1 Bonds were issued in 2024, and the Improvement Area #2 Bonds are being issued in 2026. Other than refunding bonds, if any, no bonds are expected to be issued after 2026.

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 Budgeted Costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Major Improvement Area Projects and the Improvement Area #1 Projects shall be allocated on the basis of Equivalent Units 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 costs of the Major Improvements were proportionally allocated to the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property based on the ratio of Equivalent Units for the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property at the time the Major Improvement Area Assessments and Improvement Area #1 Assessments were levied.

3. The Major Improvement Area Assessed Property's proportional share of the costs for the Major Improvements is allocated to each Parcel within the Major Improvement Area Assessed Property based on the total estimated Equivalent Units for each Parcel once such property is developed.

4. The Improvement Area #1 Projects costs are allocated to each Parcel within the Improvement Area #1 Assessed Property based on the total estimated Equivalent Units for each Parcel within Improvement Area #1.

5. The Improvement Area #2 Improvement costs are allocated to each Parcel within the Improvement Area #2 Assessed Property based on the total estimated Improvement Area #2 Equivalent Units for each Parcel within Improvement Area #2.

6. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.

7. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.

8. Equivalent Units and Improvement Area #2 Equivalent Units are calculated for each Lot Type based on the relative average home value of each Lot Type.

Table V-A provides the estimated allocation of costs of the Major Improvements between the Major Improvement Area (Improvement Area #2) and Improvement Area #1.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Major Improvement Area Projects, the Improvement Area #1 Projects, and the Improvement Area #2 Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments being levied on the Improvement Area #1 Assessed Property, the Major Improvement Area Assessed Property, and the Improvement Area #2 Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvement Area Projects, the Improvement Area #1 Projects, and the Improvement Area #2 Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements (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, IV-B.2, and Table IV-C are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax- exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. Allocation of Costs to Assessed Property

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the estimated Major Improvement costs must be allocated throughout all Assessed Property in the District. Table V-A summarizes the allocation of Actual Costs for each type of Major Improvement. The 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.

At the time of the Improvement Area #1 Assessment levy, Improvement Area #1 was projected to contain 322 residential units, and the Major Improvement Area was projected to contain 464 residential units. As shown in Appendix F, the total projected Equivalent Units for Improvement Area #1 is calculated as 280.90 and the total projected Equivalent Units for the Major Improvement Area is calculated as 407.22. The total projected Equivalent Units in the PID is, therefore, calculated

to be 688.12 (i.e., 280.90 + 408.22 = 688.12). As a result, 40.82 percent of the Budgeted Costs of the Major Improvements (i.e. 280.90 ÷ 688.12 = 40.82%) are allocated to the Improvement Area #1 Assessed Property and 59.18 percent of the Budgeted Costs of the Major Improvements (i.e., 407.22 ÷ 688.12 = 59.18%) are allocated to the Major Improvement Area Assessed Property. The Major Improvement Area Bonds funded the Budgeted Costs of the Major Improvement Area Projects. The Improvement Area #1 Bonds funded the Actual Costs of the Improvement Area #1 Projects. One hundred percent (100%) of the Improvement Area #1 Projects are allocated to the Improvement Area #1 Assessed Property. The Improvement Area #2 Bonds will fund the Budgeted Costs of the Improvement Area #2 Improvements. One hundred percent (100%) of the Improvement Area #2 Improvements are allocated to the Improvement Area #2 Assessed Property.

Table V-A
Allocation of Major Improvement Costs

Authorized Improvement	Total
Road improvements	$1,471,458
Water improvements	$332,800
Offsite sanitary sewer improvements[1]	$1,409,001
Storm drainage improvements	$545,502
Other soft and miscellaneous costs	$888,156
Total Major Improvements	**$4,646,916**
Improvement Area #1	
Projected total number of Equivalent Units	280.90
% of total Equivalent Units	40.82%
Proportionate Share of Costs	$1,896,935
Major Improvement Area (Improvement Area #2)	
Projected total number of Equivalent Units	407.22
% of total Equivalent Units	59.18%
Proportionate Share of Costs	$2,749,981

[1]Amount represents the PID allocable portion of the offsite sanitary sewer improvements. See Appendix B for allocation of offsite sanitary sewer improvements to property located within the PID and property located outside of the PID. Source: Kimley Horn.

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 Projects

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 Major Improvement Area Bonds shall be allocated to the Major Improvement Area Assessed Property by spreading the entire

Assessment across the Parcels within the Major Improvement Area based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Major Improvement Area Projects, as set forth in Table III-A, the City Council has determined that the benefit to the Major Improvement Area Assessed Property of the Major Improvement Area Projects 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 number of 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 number of Equivalent Units at the time residential Lots are platted to the total estimated number of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for the Improvement Area #1 Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects to be financed with the Improvement Area #1 Bonds shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels within Improvement Area #1 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Improvement Area #1 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Improvement Area #1 Assessed Property of the Improvement Area #1 Projects is at least equal to the Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel within Improvement Area #1, 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 Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for the Improvement Area #2 Improvements

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #2 Improvements to be financed with the Improvement Area #2 Bonds shall be allocated to the Improvement Area #2 Assessed Property by spreading the entire Assessment across the Parcels within Improvement Area #2 based on the estimated number of Improvement Area #2 Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Improvement Area #2 Improvements, as set forth in Table III-C, the City Council has determined that the benefit to Improvement Area #2 Assessed Property of the Improvement Area #2 Improvements is at least equal to the Assessments levied on the Improvement Area #2 Assessed Property.

Upon subsequent divisions of any Parcel within Improvement Area #2, the Assessment applicable to it will then be apportioned pro rata based on the estimated Improvement Area #2 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 Improvement Area #2 Equivalent Units at the time residential Lots are platted to the total estimated Improvement Area #2 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 Improvement Area #2 is shown on the Improvement Area #2 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

E. ASSESSMENTS

The Assessments have been levied on each Parcel of Assessed Property within the Major Improvement Area, Improvement Area #1, and Improvement Area #2, according to the Assessment Rolls, attached hereto as Appendix G, Appendix H, and Appendix I, 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 Equivalent 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 any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the 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"). The Additional Interest Reserve shall be funded until it reaches the additional interest reserve requirement stipulated in the applicable Trust Indenture. 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 any portion of an Assessment which secures a reimbursement obligation and not 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 Assessment and Annual Installments for each Major Improvement Area Assessed Property are shown on the Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Major Improvement Area Assessed Property in an amount sufficient (i) to pay principal and interest on the Major Improvement Area Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Improvement Area #1 Assessed Property is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Improvement Area #1 Assessed Property in an amount sufficient (i) to pay principal and interest on the Improvement Area #1 Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to Improvement Area #1. The Annual Installment for each Parcel in Improvement Area #1 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 IMPROVEMENT AREA #2

The Assessment and Annual Installments for each Improvement Area #2 Assessed Property is shown on the Improvement Area #2 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Improvement Area #2 Assessed Property in an amount sufficient (i) to pay principal and interest on the Improvement Area #2 Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to Improvement Area #2. The Annual Installment for each Parcel in Improvement Area #2 shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

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 Equivalent Unit on a Parcel of Improvement Area #1 Assessed Property or Improvement Area #2 Assessed Property exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit or Improvement Area #2 Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Equivalent Unit for the Parcel of Improvement Area #1 Assessed Property or Improvement Area #2 Assessed Property exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit or Improvement Area #2 Maximum Assessment Per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

F. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or 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 reimbursement agreement, resulting in excess Bond proceeds or reimbursement obligation such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related 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 or otherwise provided in the applicable Trust Indenture. 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.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds or reimbursement obligation such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, and 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 a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/or interest due under a 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 or Improvement Area #2 Equivalent Units, as the case

may be, 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 a reimbursement agreement, including interest thereon (including Additional Interest) and Administrative Expenses or as otherwise provided in the applicable Trust Indenture. 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 a 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; whereupon, the Assessment against such Parcel shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds secured by such Assessment.

Major Improvement Area

Each Assessment for the Major Improvement Area Assessed Property shall be paid with interest at the actual interest rate paid on the Major Improvement Area Bonds plus Additional Interest. The Major Improvement Area Assessment Roll sets forth for each year the Annual Installment for each Parcel within the Major Improvement Area based on an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052) and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Major Improvement Area Bonds may not exceed the amounts shown on the Major Improvement Area Assessment Roll. The Major Improvement Area Assessment Roll is shown as Appendix G.

Improvement Area #1 Bonds

The portion of each Assessment for the Improvement Area #1 Assessed Property related to the Series 2023 Improvement Area #1 Bonds shall be paid with interest at the actual interest rate paid on the Series 2023 Improvement Area #1 Bonds plus Additional Interest. Interest on the Series 2023 Improvement Area #1 Bonds is based on an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052) and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. The portion of each Assessment for the Improvement Area #1 Assessed Property related to the Improvement Area #1 Reimbursement Agreement was paid with interest at a rate of 5.79% for years 2023 and 2024. The portion of each Assessment for the Improvement Area #1 Assessed Property related to the Series 2024 Improvement Area #1 Bonds shall be paid with interest at the actual interest rate paid on the Series 2024 Improvement Area #1 Bonds plus Additional Interest. Interest on the Series 2024 Improvement Area #1 Bonds is based on an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052) in years 1 through 28 (2025-2052), and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Improvement Area #1 Bonds may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix H.

Improvement Area #2

Each Assessment for the Improvement Area #2 Assessed Property shall be paid with interest at the actual interest rate paid on the Improvement Area #2 Bonds. The Improvement Area #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel within Improvement Area #2 based on an estimated interest rate of 6.00% in years 1 through 30 (2026-2055), and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Improvement Area #2 Bonds may not exceed the amounts shown on the Improvement Area #2 Assessment Roll. The Improvement Area #2 Assessment Roll is shown as Appendix I.

The respective Annual Installments shall be reduced to equal the actual costs of repaying the Improvement Area #1 Bonds, Major Improvement Area Bonds, and Improvement Area #2 Bonds, as applicable, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or issue additional 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.

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 for 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 related to the Improvement Area #1 Bonds and Major Improvement Area Bonds became due January 31, 2024.

The initial Annual Installments related to the Improvement Area #2 Bonds will be due January 31, 2027.

I. SURPLUS FUNDS REMAINING IN THE IMPROVEMENT AREA #1 BOND ACCOUNT

If proceeds from the Improvement Area #1 Bonds still remain after all of the Improvement Area #1 Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

J. SURPLUS FUNDS REMAINING IN THE MAJOR IMPROVEMENT AREA BOND ACCOUNT

If proceeds from the Major Improvement Area Bonds still remain after all of the Major Improvement Area Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

K. SURPLUS FUNDS REMAINING IN THE IMPROVEMENT AREA # 2 BOND ACCOUNT

If proceeds from the Improvement Area #2 Bonds remain after all of the Improvement Area #2 Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

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VII. THE ASSESSMENT ROLL

A. MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

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. Table VII-A summarizes the $3,452,000 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects, a portion of the costs of the PID formation, and the Major Improvement Area Bond issuance costs at the time the Major Improvement Area Assessments were levied. The par amount of the Major Improvement Area Bonds is $3,452,000, which is equal to the benefit received by the Major Improvement Area Assessed Property. Accordingly, the total Assessment applied to all the Major Improvement Area Assessed Property is $3,452,000. The Assessment for the Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Major Improvement Area Assessment Roll is attached hereto as Appendix G.

Table VII-A
Major Improvement Area
Special Benefit Summary

Special Benefit	Total Cost
Major Improvement Area Projects[1]	$2,682,133
PID Formation/Bond Costs of Issuance:	
Cost of issuance	$254,221
Capitalized interest	$98,314
Reserve fund	$263,773
Administrative Expense	$50,000
Underwriters discount	$103,560
Subtotal	$769,867
Total Special Benefit	**$3,452,000**
Special Benefit:	
Total Special Benefit	$3,452,000
Special Assessment	$3,452,000
Excess Benefit	**$0**

[1]See Table III-A for details.

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B. IMPROVEMENT AREA #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Improvement Area #1.

The Improvement Area #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-B summarizes the $15,440,973 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, the costs of the PID formation, and the Improvement Area #1 Bonds issuance costs. The total Assessment applied to all the Improvement Area #1 Assessed Property is $12,765,000, which is less than the benefit received by the Improvement Area #1 Assessed Property. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix H.

Table VII-B
Improvement Area #1
Special Benefit Summary

Special Benefit	Total Cost
Improvement Area #1 Projects[1]	$13,363,659
PID Formation/Series 2023 Improvement Area #1 Bond Costs of Issuance:	
Cost of issuance	$388,315
Capitalized interest	$172,076
Reserve fund	$471,303
Administrative Expense	$50,000
Underwriter's discount	$201,450
Subtotal PID Formation/Series 2023 Improvement Area #1 Bond Costs of Issuance	$1,283,143
Series 2024 Improvement Area #1 Bond Costs of Issuance:	
Cost of issuance	$385,306
Capitalized interest	$0
Reserve fund	$210,500
Administrative Expense	$0
Underwriter's discount	$178,950
Subtotal Series 2024 Improvement Area #1Bond Costs of Issuance	$774,756
Original Issue Discount related to the Series 2024 Improvement Area #1 Bonds	$19,415
Total Special Benefit	**$15,440,973**
Special Benefit:	
Total Special Benefit	$15,440,973
Special Assessment	$12,765,000
Excess Benefit	**$2,675,973**

[1]See Table III-B for details.

C. IMPROVEMENT AREA #2 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within Improvement Area #2.

The Improvement Area #2 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Improvement Area #2 Improvements. Table VII-C summarizes the $20,310,984 in special benefit received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Improvements, the costs of the PID formation, and the Improvement Area #2 Bonds issuance costs. The total Assessment applied to all the Improvement Area #2 Assessed Property is $16,009,000, which is less than the benefit received by the Improvement Area #2 Assessed Property. The Assessment for each Improvement Area #2 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #2 Assessment Roll is attached hereto as Appendix I.

Table VII-C
Improvement Area #2
Special Benefit Summary

Special Benefit	Total Cost
Improvement Area #2 Improvements[1]	$17,362,131
Bond Costs of Issuance	
Cost of Issuance	$960,540
Capitalized interest	$0
Reserve Fund	$1,458,043
Administrative Expense	$50,000
Underwriters Discount	$480,270
Subtotal Bond Cost of Issuance	$2,948,853
Total Special Benefit	**$20,310,984**
Special Benefit	
Total Special Benefit	$20,310,984
Projected Special Assessment	$16,009,000
Excess Benefit	**$4,301,984**

[1]See Table III-C for details.

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D. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Improvement Area #1 Assessment Roll, the Major Improvement Area Assessment Roll , and the Improvement Area #2 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

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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 applicable 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 an 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. Filing and Posting of Service and Assessment Plan

Within seven days of its approval by the City Council, the City shall (i) file and record this Service and Assessment Plan in the real property records of the County and (ii) post a copy of this Service and Assessment Plan on the City's internet website. In addition, the City shall similarly file and post each Annual Service Plan Update approved by the City Council, with each such filing and posting to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be posted, filed, and recorded in the entirety.

E. 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. Tables in this Service and Assessment Plan may be rounded to the nearest whole number.

F. 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

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W E
S
0 200' 400'
GRAPHIC SCALE 200'

LEGEND
IMPROVEMENT PHASE 1
MAJOR IMPROVEMENT AREA

LMR HOLDINGS, LTD.
CALLED 278.29 ACRES
INST. NO.
20090213000158800
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T

MARY CHAILLOT FAMILY TRUST
CALLED 58.555 ACRES
INST. NO. 20190208000135760
O.P.R.C.C.T.

EXISTING LOUISIANA DRIVE

EXISTING CR 58

DYNAVEST JOINT VENTURE
TRACT NO. 2
CALLED 161.910 ACRES
VOL. 2288, PG. 125
D.R.C.C.T.

MAJOR IMPROVEMENT AREA

IMPROVEMENT PHASE 1

CALLED 653 ACRES
VOL. 29, PG. 486
D.R.C.C.T.

OWNSBY 1880 FARMS, LTD.
CALLED 174.64 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 148.703 ACRES
INST. NO.
20180730000947040
O.P.R.C.C.T.

EXISTING LOUISIANA DRIVE

EXHIBIT A
PID EXHIBIT

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

File Path: K:\FRI_Civil\063249700 – North Sky Celina\Cad\Phase 1\Exhibits\PlanSheets\Phase 1 PID Aerial Exhibit.dwg

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

NORTH SKY CELINA PROJECT COST SUMMARY - PHASES 1, 2 & 3

NORTH SKY CELINA PID - CITY OF CELINA

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

January 24, 2023

TOTAL PROJECT SUMMARY - BY DIVISION	
	NORTH SKY
CLEARING & EXCAVATION	$5,573,159
WATER	$4,763,205
SEWER	$7,045,506
STORM SEWER	$6,763,019
PAVEMENT	$9,804,811
RETAINING WALLS	$1,287,588
EROSION CONTROL	$574,653
AMENITIES, LANDSCAPE, & SCREENING	$6,764,500
FRANCHISE UTILITIES	$235,800
SUB-TOTAL	$44,480,811
PLANNING, SURVEY, PLATTING, ENG., LA, PERMITTING, & STAKING	$3,785,496
CONSTRUCTION MANAGEMENT	$1,139,588
CITY FEES	$88,962
MISCELLANEOUS & CONTINGENCY	$3,483,208
TOTAL	**$52,978,065**
LOTS:	**786**
COST/LOT:	**$ 67,402.12**

TOTAL PROJECT SUMMARY - BY COST TYPE	
	NORTH SKY
DIRECT PUBLIC	$29,971,731
MASTER PUBLIC	$4,532,266
REIMBURSED PUBLIC	$3,127,149
PRIVATE	$15,346,919
TOTAL	**$52,978,065**
LOTS:	**786**
COST/LOT:	**$ 67,402.12**

PHASE COST SUMMARY - NORTH SKY CELINA PID, CITY OF CELINA

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

January 24, 2023

DIVISION / PHASE / COST TYPE SUMMARY - NORTH SKY CELINA IMPROVEMENTS

	DIRECT PUBLIC				MAJOR PUBLIC				REIMBURSED PUBLIC				PRIVATE				
DIVISION	***Phase 1***	***Phase 2***	***Phase 3***	***TOTAL***	***Phase 1***	***Phase 2***	***Phase 3***	***TOTAL***	***Phase 1***	***Phase 2***	***Phase 3***	***TOTAL***	***Phase 1***	***Phase 2***	***Phase 3***	***TOTAL***	***TOTAL***
CLEARING & EXCAVATION	$553,501	$584,898	$153,340	$1,291,739	$245,717	$260,978	$93,098	$599,793	$0	$0	$0	$0	$1,555,180	$1,570,709	$555,739	$3,681,628	$5,573,159
WATER	$1,890,302	$1,981,178	$558,925	$4,430,405	$136,338	$144,806	$51,656	$332,800	$0	$0	$0	$0	$0	$0	$0	$0	$4,763,205
SEWER	$1,222,800	$978,051	$352,650	$2,553,501	$577,224	$613,077	$218,700	$1,409,001	$1,263,012	$1,341,460	$478,532	$3,083,004	$0	$0	$0	$0	$7,045,506
STORM SEWER	$1,957,739	$3,835,156	$432,598	$6,225,492	$220,208	$233,886	$83,433	$537,527	$0	$0	$0	$0	$0	$0	$0	$0	$6,763,019
PAVEMENT	$3,880,980	$4,027,049	$1,025,117	$8,933,146	$357,094	$379,274	$135,297	$871,665	$0	$0	$0	$0	$0	$0	$0	$0	$9,804,811
RETAINING WALLS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$444,451	$558,638	$284,499	$1,287,588	$1,287,588
EROSION CONTROL	$141,725	$153,100	$81,250	$376,075	$3,267	$3,470	$1,238	$7,975	$0	$0	$0	$0	$80,770	$76,518	$33,315	$190,603	$574,653
FRANCHISE UTILITIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$96,600	$102,600	$36,600	$235,800	$235,800
AMENITIES, LANDSCAPE, & SCREENING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,150,000	$1,160,250	$1,454,250	$6,764,500	$6,764,500
MISCELLANEOUS & OTHER	$613,417	$690,164	$168,490	$1,472,071	$0	$0	$0	$0	$0	$0	$0	$0	$80,500	$85,500	$30,500	$196,500	$1,668,571
SUB-TOTAL	$10,260,464	$12,249,596	$2,772,369	$25,282,429	$1,539,848	$1,635,491	$583,421	$3,758,760	$1,263,012	$1,341,460	$478,532	$3,083,004	$6,407,501	$3,554,214	$2,394,903	$12,356,618	$44,480,811
PLANNING, SURVEY, PLATTING, ENG., LA, PERMITTING, & STAKING	$700,000	$1,224,960	$277,237	$2,202,197	$76,992	$81,775	$29,171	$187,938	$65,424	$69,488	$24,788	$159,700	$640,750	$355,421	$239,490	$1,235,662	$3,785,496
CONSTRUCTION MANAGEMENT	$25,651	$489,984	$110,895	$626,530	$7,699	$8,177	$2,917	$18,794	$0	$0	$0	$0	$256,300	$142,169	$95,796	$494,265	$1,139,588
CITY FEES	$20,521	$24,499	$5,545	$50,565	$3,080	$3,271	$1,167	$7,518	$2,526	$2,683	$957	$6,166	$12,815	$7,108	$4,790	$24,713	$88,962
MISCELLANEOUS & CONTINGENCY	$307,814	$1,224,960	$277,237	$1,810,010	$153,985	$163,549	$58,342	$375,876	$25,260	$26,829	$9,571	$61,660	$640,750	$355,421	$239,490	$1,235,662	$3,483,208
DEVELOPER AGREEMENT ADJUSTMENT	$0	$0	$0	$0	$75,125	$79,792	$28,464	$183,381	-$75,125	-$79,792	-$28,464	-$183,381	$0	$0	$0	$0	$0
TOTAL	**$11,314,450**	**$15,213,998**	**$3,443,283**	**$29,971,731**	**$1,856,730**	**$1,972,055**	**$703,482**	**$4,532,266**	**$1,281,097**	**$1,360,668**	**$485,384**	**$3,127,149**	**$7,958,117**	**$4,414,334**	**$2,974,469**	**$15,346,919**	**$52,978,065**

PHASE TOTAL SUMMARY - NORTH SKY CELINA IMPROVEMENTS

COST TYPE	***Phase 1***	***Phase 2***	***Phase 3***	***TOTAL***
DIRECT PUBLIC	$11,314,450	$15,213,998	$3,443,283	$29,971,731
MAJOR PUBLIC	$1,856,730	$1,972,055	$703,482	$4,532,266
REIMBURSED PUBLIC	$1,281,097	$1,360,668	$485,384	$3,127,149
PRIVATE	$7,958,117	$4,414,334	$2,974,469	$15,346,919
TOTAL	**$22,410,393**	**$22,961,054**	**$7,606,618**	**$52,978,065**

OPC NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.

1. Communications franchise service cost is not assumed to be paid by developer, and is not included.
2. Land cost, interest, legal, marketing, financing, closing costs, cost of sales, HOA funding, overhead, maintenance, insurance, taxes, etc. are not included.
3. Park fees are not included and are assumed to be paid at time of building permit.
4. Unit prices are subject to market conditions and may vary from this OPC.
5. Inflation is not factored in this OPC.
6. Professional fees included are for budgeting purposes only and do not constitute proposals. Fees are subject to change, and the % of cost assumptions will vary.
7. Budgeting by line item, sections, or divisions should be avoided. OPC line items cost are less accurate than section/division subtotals, and section/division subtotals are less accurate than the total project cost.
8. Cost associated with the ongoing operations and management of a PID are not included.
9. The cost per lot for moisture conditioning of pads is assumed based on the geotechnical report for Phase 1. A final geotechnical report for Phases 2 and 3 is required to confirm moisture conditioning requirements for streets and pads in those phases.
10. Public-Major and Public-Reimbursed costs apportioned to each phase per number of lots. Improvements may be constructed with another phase.
11. Questions regarding this OPC should be directed to Kimley-Horn and Associates, Kevin Kane, P.E. (972) 335-3580.

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3		TOTAL
NO. OF LOTS:	322	342	122		786
GROSS AC.	83	102	35		220
NET AC.	81	102	33		215

A. CLEARING & EXCAVATION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*Phase 1*		*Phase 2*		*Phase 3*				*TOTAL*	
			QUANTITY	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*			*QUANTITY*	*TOTAL*
CLEARING / GRUBBING	AC	$2,500.00	19.7	$49,250	20.7	$51,750	5.5	$13,750			46	$114,750
BUILDING DEMOLITION (PID SHARE BASED ON RATIO OF PHASE 1 RIGHT OF WAY AREA (61.5 AC) TO PHASE 1 TOTAL AREA (83.2 AC) = 26.1%)	LS	$20,500.00	26.1%	$5,351	0.0	$0	0.0	$0			26.1%	$5,351
STREET / ROW EXCAVATION	CY	$3.00	38,000	$114,000	50,094	$150,282	13,310	$39,930			101,404	$304,212
MOISTURE CONDITION STREETS (6' DEEP)	CY	$3.00	128,300	$384,900	127,622	$382,866	33,220	$99,660			289,142	$867,426
TOTAL CLEARING & EXCAVATION				**$553,501**		**$584,898**		**$153,340**		**$0**		**$1,291,739**

B. WATER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*Phase 1*		*Phase 2*		*Phase 3*				*TOTAL*	
			QUANTITY	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*			*QUANTITY*	*TOTAL*
8" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES)	LF	$53.00	11,926	$632,078	11,770	$623,810	5,060	$268,180			28,756	$1,524,068
12" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES)	LF	$91.00	4,631	$421,421	4,700	$427,700	0	$0			9,331	$849,121
8" GATE VALVE & BOX	EA	$2,450.00	48	$117,600	63	$154,350	22	$53,900			133	$325,850
12" GATE VALVE & BOX	EA	$3,900.00	18	$70,200	23	$89,700	0	$0			41	$159,900
FIRE HYDRANT ASSEMBLY	EA	$7,500.00	34	$255,000	38	$285,000	12	$90,000			84	$630,000
POST HYDRANT	EA	$7,500.00	3	$22,500	2	$15,000	1	$7,500			6	$45,000
1" WATER SERVICE	EA	$980.00	322	$315,560	342	$335,160	122	$119,560			786	$770,280
2" WATER SERVICE (AMENITY CENTER)	EA	$1,890.00	1	$1,890	0	$0	0	$0			1	$1,890
2" IRRIGATION SERVICE	EA	$3,400.00	4	$13,600	3	$10,200	2	$6,800			9	$30,600
4" IRRIGATION SLEEVES	LF	$16.00	200	$3,200	200	$3,200	100	$1,600			500	$8,000
WATER LINE DISINFECTION AND TESTING	LF	$1.60	16,557	$26,491	16,470	$26,352	5,060	$8,096			38,087	$60,939
TRENCH SAFETY	LF	$0.65	16,557	$10,762	16,470	$10,706	5,060	$3,289			38,087	$24,757
TOTAL WATER				**$1,890,302**		**$1,981,178**		**$558,925**				**$4,430,405**

C. SEWER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*Phase 1*		*Phase 2*		*Phase 3*				*TOTAL*	
			QUANTITY	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" SDR-35 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$34.00	13,600	$462,400	11,000	$374,000	4,400	$149,600			29,000	$986,000
8" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$40.00	2,650	$106,000	125	$5,000	0	$0			2,775	$111,000
12" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$112.00	0	$0	35	$3,920		$0			35	$3,920
12" CASING PIPE	LF	$112.00	270	$30,240	118	$13,216	60	$6,720			448	$50,176
4" SERVICE LINES	EA	$800.00	322	$257,600	282	$225,600	122	$97,600			726	$580,800

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

								Phase 1	Phase 2	Phase 3		TOTAL
							NO. OF LOTS:	322	342	122		786
							GROSS AC.	83	102	35		220
							NET AC.	81	102	33		215
4" WYE AND ONE SECTION OF PIPE FOR FUTURE SERVICE	EA	$920.00	0	$0	60	$55,200	0	$0			60	$55,200
EXTEND EXISTING 4" SEWER SERVICE	EA	$500.00	0	$0	60	$30,000	0	$0			60	$30,000
4' DIAMETER MANHOLE	EA	$6,100.00	35	$213,500	37	$225,700	14	$85,400			86	$524,600
5' DIAMETER MANHOLE	EA	$11,360.00	4	$45,440	1	$11,360		$0			5	$56,800
5' DIAMETER DROP MANHOLE	EA	$19,900.00	3	$59,700	0	$0	0	$0			3	$59,700
TRENCH SAFETY	LF	$1.00	16,250	$16,250	11,125	$11,125	4,400	$4,400			31,775	$31,775
SEWER LINE T.V. AND TESTING	LF	$1.60	16,250	$26,000	11,125	$17,800	4,400	$7,040			31,775	$50,840
SEWER MANHOLE VACUUM TESTING	LF	$135.00	42	$5,670	38	$5,130	14	$1,890			94	$12,690
TOTAL SEWER				**$1,222,800**		**$978,051**		**$352,650**	**$0**			**$2,553,501**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3		TOTAL
NO. OF LOTS:	322	342	122		786
GROSS AC.	83	102	35		220
NET AC.	81	102	33		215

D. STORM SEWER

			Phase 1		*Phase 2*		*Phase 3*				*TOTAL*	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
18" RCP	LF	$56.00	3,828	$214,368	4,340	$243,040	1,050	$58,800			9,218	$516,208
21" RCP	LF	$57.00	0	$0	1,150	$65,550	210	$11,970			1,360	$77,520
24" RCP	LF	$77.00	504	$38,808	1,130	$87,010	690	$53,130			2,324	$178,948
2-24" RCP	LF	$144.00	403	$58,032	0	$0	0	$0			403	$58,032
27" RCP	LF	$82.00	361	$29,602	880	$72,160	380	$31,160			1,621	$132,922
30" RCP	LF	$90.00	0	$0	950	$85,500	490	$44,100			1,440	$129,600
36" RCP	LF	$134.00	716	$95,944	780	$104,520		$0			1,496	$200,464
42" RCP	LF	$177.00	277	$49,029	1,560	$276,120		$0			1,837	$325,149
48" RCP	LF	$215.00	938	$201,670	370	$79,550		$0			1,308	$281,220
54" RCP	LF	$247.00	0	$0	450	$111,150		$0			450	$111,150
5'X4' RCB	LF	$400.00	1,037	$414,800	0	$0		$0			1,037	$414,800
5'X5' RCB	LF	$367.00	0	$0	1,040	$381,680		$0			1,040	$381,680
6'X4' RCB	LF	$450.00	605	$272,250	470	$211,500		$0			1,075	$483,750
10'X5' RCB	LF	$630.00	0	$0	1,100	$693,000		$0			1,100	$693,000
36" CMP	LF	$134.00	64	$8,576		$0		$0			64	$8,576
GRATE INLET TYPE G	EA	$5,600.00	3	$16,800	0	$0	0	$0			3	$16,800
3 GRATE COMBINATION INLET	EA	$8,000.00	4	$32,000	0	$0		$0			4	$32,000
2'X2' DROP INLET	EA	$3,850.00	0	$0	0	$0		$0			0	$0
3'X3' DROP INLET	EA	$3,000.00	0	$0	2	$6,000	1	$3,000			3	$9,000
8' COMBINATION INLET	EA	$7,460.00	0	$0	0	$0		$0			0	$0
8' CURB INLET	EA	$5,300.00	35	$185,500	0	$0		$0			35	$185,500
8' NON-STANDARD CURB INLET	EA	$5,500.00	2	$11,000	0	$0		$0			2	$11,000
10' COMBINATION INLET	EA	$8,400.00	1	$8,400	0	$0		$0			1	$8,400
10' CURB INLET	EA	$6,000.00	24	$144,000	96	$576,000	16	$96,000			136	$816,000
10' NON-STANDARD CURB INLET	EA	$6,092.35	1	$6,092	96	$584,866	16	$97,478			113	$688,436
MANHOLE RISER	EA	$4,600.00	2	$9,200	8	$36,800		$0			10	$46,000
4' STORM MANHOLE	EA	$6,750.00	4	$27,000	14	$94,500	4	$27,000			22	$148,500
5' STORM MANHOLE	EA	$7,200.00	3	$21,600	2	$14,400		$0			5	$36,000
6' STORM MANHOLE	EA	$7,500.00	0	$0	2	$15,000		$0			2	$15,000
7'X7' JUNCTION BOX	EA	$9,750.00	2	$19,500	0	$0		$0			2	$19,500
8'X8' JUNCTION BOX	EA	$11,200.00	2	$22,400	0	$0		$0			2	$22,400
42" RCP TYPE C HEADWALL	EA	$3,800.00	0	$0	1	$3,800		$0			1	$3,800
48" RCP TYPE C HEADWALL	EA	$4,650.00	1	$4,650	1	$4,650		$0			2	$9,300
54" RCP TYPE C HEADWALL	EA	$5,700.00	0	$0	1	$5,700		$0			1	$5,700
6'x4' RCB TYPE C HEADWALL	EA	$8,000.00	1	$8,000	0	$0		$0			1	$8,000
6'x4' RCB FW-0 TXDOT HEADWALL	EA	$11,000.00	1	$11,000	1	$11,000		$0			2	$22,000
10'x5' RCB FW-0 TXDOT HEADWALL	EA	$15,000.00	0	$0	1	$15,000		$0			1	$15,000
PHASE 1 POND OUTFALL TURF REINFORCEMENT	EA	$3.00	100	$300	0	$0	0	$0			100	$300
PHASE 1 POND OUTFALL WEIR	EA	$11,600.00	1	$11,600	0	$0	0	$0			1	$11,600
PHASE 1 POND OUTFALL WEIR GABION MATTRESS	SY	$163.50	23	$3,761	0	$0	0	$0			23	$3,761
TXDOT SET B-SW-0 HEADWALL	EA	$11,000.00	0	$0	1	$11,000		$0			1	$11,000
REMOVE 30" HEADWALL & CONNECT TO EXISTING	EA	$1,500.00	0	$0	0	$0	1	$1,500			1	$1,500

Kimley»Horn

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

								Phase 1	Phase 2	Phase 3		TOTAL
							NO. OF LOTS:	322	342	122		786
							GROSS AC.	83	102	35		220
							NET AC.	81	102	33		215
REMOVE 54" HEADWALL & CONNECT TO EXISTING	EA	$1,500.00	0	$0	1	$1,500	0	$0			1	$1,500
REMOVE 5'x5' HEADWALL & CONNECT TO EXISTING	EA	$1,500.00	0	$0	1	$1,500	0	$0			1	$1,500
ASPHALT REMOVAL	SY	$19.50	300	$5,850		$0		$0				$0
TRENCH SAFETY	LF	$1.00	8,669	$8,669	14,220	$14,220	2,820	$2,820			25,709	$25,709
TESTING (TV)	LF	$2.00	8,669	$17,338	14,220	$28,440	2,820	$5,640			25,709	$51,418
TOTAL STORM SEWER				**$1,957,739**		**$3,835,156**		**$432,598**		**$0**		**$6,219,642**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
NORTH SKY CELINA PID - PHASES 1, 2, & 3
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
January 24, 2023

	Phase 1	Phase 2	Phase 3		TOTAL
NO. OF LOTS:	322	342	122		786
GROSS AC.	83	102	35		220
NET AC.	81	102	33		215

E. PAVEMENT

			Phase 1		Phase 2		Phase 3				TOTAL	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
7" REINF. CONCRETE STREET PAVEMENT	SY	$55.00	48,425	$2,663,375	54,870	$3,017,850	15,100	$830,500			118,395	$6,511,725
9" REINF. CONCRETE STREET PAVEMENT	SY	$65.00	2,660	$172,900	0	$0	0	$0			2,660	$172,900
7" REINF. ALLEY PAVEMENT	SY	$58.00	3,502	$203,116	3,140	$182,120	0	$0			6,642	$385,236
8" REIN. ALLEY PAVEMENT	SY	$60.00	1,943	$116,580	1,400	$84,000	675	$40,500			4,018	$241,080
6" LIME STABILIZED SUBGRADE PREPARATION	SY	$3.00	64,169	$192,507	63,811	$191,433	16,610	$49,830			144,590	$433,770
4' POLY BEHIND CURB	LF	$0.35	31,680	$11,088	3,454	$1,209	9,320	$3,262			44,454	$15,559
HYDRATED LIME FOR STREET (37#/SY)	TON	$245.00	1,190	$291,550	1,149	$281,407	299	$73,250			2,638	$646,207
PAVEMENT HEADER	LF	$12.00	174	$2,088	290	$3,480	30	$360			494	$5,928
STAMPED CONCRETE PAVEMENT	SF	$43.37	2,000	$86,736	600	$26,021	0	$0			2,600	$112,757
CONCRETE PAVERS INCLUDING CONCRETE BASE	SF	$26.00	0	$0	3,400	$88,400	0	$0			3,400	$88,400
BARRICADE	EA	$1,500.00	4	$6,000	10	$15,000	1	$1,500			15	$22,500
REMOVE BARRICADE & CONNECT TO EXISTING HEADER	EA	$500.00	0	$0	3	$1,500	6	$3,000			9	$4,500
BARRIER FREE PEDESTRIAN RAMP	EA	$900.00	76	$68,400	72	$64,800	10	$9,000			158	$142,200
STREET SIGN	EA	$605.00	14	$8,470	16	$9,680	5	$3,025			35	$21,175
STOP SIGN	EA	$1,110.00	35	$38,850	40	$44,400	3	$3,330			78	$86,580
STREET NAME SIGN	EA	$630.00	29	$18,270	25	$15,750	12	$7,560			66	$41,580
4" WHITE STRIPING	LS	$1.00	1,050	$1,050	0	$0	0	$0			1,050	$1,050
TOTAL PAVEMENT				**$3,880,980**		**$4,027,049**		**$1,025,117**		**$0**		**$8,933,146**

F. EROSION CONTROL

			Phase 1		Phase 2		Phase 3				TOTAL	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
INLET PROTECTION	EA	$200.00	69	$13,800	98	$19,600	17	$3,400			184	$36,800
CURLEX (8' STREETS)	LF	$1.75	25,700	$44,975	33,000	$57,750	10,200	$17,850			68,900	$120,575
CURLEX (4' ALLEYS)	LF	$1.50	5,300	$7,950	500	$750	0	$0			5,800	$8,700
EROSION CONTROL MAINTENANCE	MOS	$5,000.00	15	$75,000	15	$75,000	12	$60,000			42	$210,000
TOTAL EROSION CONTROL				**$141,725**		**$153,100**		**$81,250**		**$0**		**$376,075**

G. MISCELLANEOUS & OTHER

			Phase 1		Phase 2		Phase 3				TOTAL	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
FINAL GEOTECHNICAL REPORT - STREETS AND ALLEYS	AC	$1,000.00	19.7	$19,700	20.7	$20,700	5.5	$5,500			46	$45,900
GEOTECHICAL TESTING - STREET EXCAVATION	CY	$0.10	166,300	$16,630	177,716	$17,772	46,530	$4,653			390,546	$39,055
GEOTECHICAL TESTING - UTILITIES	LF	$4.50	41,540	$186,930	41,540	$186,930	12,280	$55,260			95,360	$429,120
GEOTECHICAL TESTING - PAVEMENT	SY	$0.50	64,169	$32,085	63,811	$31,906	16,610	$8,305			144,590	$72,295
CITY INSPECTION (UTILITIES AND PAVING)	%	3%	$ 8,951,821.10	$268,555	$ 10,821,433.31	$324,643	$ 2,369,289.70	$71,079			$ 22,142,544.11	$664,276

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

								Phase 1	Phase 2	Phase 3		TOTAL
							NO. OF LOTS:	322	342	122		786
							GROSS AC.	83	102	35		220
							NET AC.	81	102	33		215
BONDS	%	1%	$ 8,951,821.10	$89,518	$ 10,821,433.31	$108,214	$ 2,369,289.70	$23,693			$ 22,142,544.11	$221,425
TOTAL MISCELLANEOUS & OTHER				**$613,417**		**$690,164**		**$168,490**	**$0**			**$1,472,071**

SUMMARY - DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA	***Phase 1***	***Phase 2***	***Phase 3***		***TOTAL***
A. CLEARING & EXCAVATION	$553,501	$584,898	$153,340	$0	$1,291,739
B. WATER	$1,890,302	$1,981,178	$558,925	$0	$4,430,405
C. SEWER	$1,222,800	$978,051	$352,650	$0	$2,553,501
D. STORM SEWER	$1,957,739	$3,835,156	$432,598	$0	$6,225,492
E. PAVEMENT	$3,880,980	$4,027,049	$1,025,117	$0	$8,933,146
F. EROSION CONTROL	$141,725	$153,100	$81,250	$0	$376,075
G. MISCELLANEOUS & OTHER	$613,417	$690,164	$168,490	$0	$1,472,071
SUB-TOTAL	$10,260,464	$12,249,596	$2,772,369	$0	$25,282,429
SURVEY, PLATTING, ENG., PERMITTING, & STAKING	$700,000	10% $1,224,960	10% $277,237	$0	$2,202,197
CONSTRUCTION MANAGEMENT	0.25% $25,651	4% $489,984	4% $110,895	$0	$626,530
MISC CITY FEES (0.2%)	$20,521	$24,499	$5,545	$0	$50,565
MISCELLANEOUS & CONTINGENCY	3% $307,814	10% $1,224,960	10% $277,237	$0	$1,810,010
TOTAL DIRECT PUBLIC IMPROVEMENTS COST	**$11,314,450**	**$15,213,998**	**$3,443,283**	**$0**	**$29,971,731**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3	TOTAL
NO. OF LOTS:	322	342	122	786
PRORATED SHARE BY NUMBER OF LOTS:	41.0%	43.5%	15.5%	100%
GROSS AC.	83	102	35	220
NET AC.	81	102	33	215

A.1 CLEARING & EXCAVATION - LOUISIANA DRIVE

	TOTAL				Phase 1		Phase 2		Phase 3	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
CLEAR AND GRUBBING - LOUISIANA RIGHT OF WAY	4.8	AC	$2,500.00	$12,000.00	41.0%	$4,916	43.5%	$5,221	15.5%	$1,863
SAW CUT,REMOVE AND DISPOSE OF EXISTING PAVEMENT	1650	LF	$5.00	$8,250.00	41.0%	$3,380	43.5%	$3,590	15.5%	$1,281
ROADWAY EXCAVATION	1	LS	$25,000.00	$25,000.00	41.0%	$10,242	43.5%	$10,878	15.5%	$3,880
TESTING	2095	SY	$1.50	$3,142.50	41.0%	$1,287	43.5%	$1,367	15.5%	$488
TOTAL CLEARING & EXCAVATION - LOUISIANA DRIVE				**$48,393**		**$19,825**		**$21,056**		**$7,511**

A.2 CLEARING & EXCAVATION - DETENTION POND

	TOTAL				Phhase 1		Phase 2		Phase 3	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
CLEARING / GRUBBING	10	AC	$2,500.00	$24,250.00	41.0%	$9,934	43.5%	$10,552	15.5%	$3,764
DEMUCK EXISTING POND	1	LS	$142,350.00	$142,350.00	41.0%	$58,316	43.5%	$61,939	15.5%	$22,095
DETENTION POND EXCAVATION	98000	CY	$3.00	$294,000.00	41.0%	$120,443	43.5%	$127,924	15.5%	$45,634
DETENTION POND BERM EMBANKMENT	20000	CY	$4.00	$80,000.00	41.0%	$32,774	43.5%	$34,809	15.5%	$12,417
TESTING	108000	CY	$0.10	$10,800.00	41.0%	$4,424	43.5%	$4,699	15.5%	$1,676
TOTAL CLEARING & EXCAVATION - DETENTION POND				**$551,400**		**$225,892**		**$239,922**		**$85,586**

B. WATER

	TOTAL				Phase 1		Phase 2		Phase 3	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
PRESSURE REDUCING STATION INCLUDING PRV SCADA	2	EA	$160,000.00	$320,000.00	41.0%	$131,094	43.5%	$139,237	15.5%	$49,669
BONDS	$320,000	%	1.0%	$3,200.00	41.0%	$1,311	43.5%	$1,392	15.5%	$497
INSPECTION FEE	$320,000	%	3.0%	$9,600.00	41.0%	$3,933	43.5%	$4,177	15.5%	$1,490
TOTAL WATER				**$332,800**		**$136,338**		**$144,806**		**$51,656**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3	TOTAL
NO. OF LOTS:	322	342	122	786
PRORATED SHARE BY NUMBER OF LOTS:	41.0%	43.5%	15.5%	100%
GROSS AC.	83	102	35	220
NET AC.	81	102	33	215

C1. SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT (BASE COST)

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
8" SDR-35 P.V.C. PIPE	546	LF	$34.00	$18,564.00	41.0%	$7,605	43.5%	$8,077	15.5%	$2,881
10" SDR-35 P.V.C. PIPE	926	LF	$81.00	$75,006.00	41.0%	$30,728	43.5%	$32,636	15.5%	$11,642
4' DIAMETER MANHOLE	22	EA	$5,900.00	$129,800.00	41.0%	$53,175	43.5%	$56,478	15.5%	$20,147
VACUUM TEST MANHOLES	22	EA	$135.00	$2,970.00	41.0%	$1,217	43.5%	$1,292	15.5%	$461
TRENCH SAFETY	1472	LF	$1.00	$1,472.00	41.0%	$603	43.5%	$640	15.5%	$228
TESTING (PRESSURE & TV)	1472	LF	$1.60	$2,355.20	41.0%	$965	43.5%	$1,025	15.5%	$366
TESTING (GEOTECH)	1472	LF	$2.40	$3,532.80	41.0%	$1,447	43.5%	$1,537	15.5%	$548
BONDS	$233,700	%	2.0%	$4,674.00	41.0%	$1,915	43.5%	$2,034	15.5%	$725
INSPECTION FEE	$233,700	%	3.0%	$7,011.00	41.0%	$2,872	43.5%	$3,051	15.5%	$1,088
TOTAL SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT (BASE COST)				**$245,385**		**$100,527**		**$106,771**		**$38,088**

C2. SEWER - OFFSITE SEWER - OVERSIZE COST (BASE COST)

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
CLEAR AND GRUB	11.3	AC	$2,500.00	$28,250.00	41.0%	$11,573	43.5%	$12,292	15.5%	$4,385
SILT FENCE	6700	LF	$1.85	$12,395.00	41.0%	$5,078	43.5%	$5,393	15.5%	$1,924
SEEDING (OFFSITE SANITARY SEWER)	11.3	AC	$310.00	$3,503.00	41.0%	$1,435	43.5%	$1,524	15.5%	$544
8" SDR-35 P.V.C. PIPE (ASHTON WOODS STUB)	20	LF	$50.00	$1,000.00	41.0%	$410	43.5%	$435	15.5%	$155
10" SDR-35 P.V.C. PIPE	0	LF	$81.00	$0.00	41.0%	$0	43.5%	$0	15.5%	$0
12" SDR-26 P.V.C. PIPE	6516	LF	$112.00	$729,792.00	41.0%	$298,973	43.5%	$317,543	15.5%	$113,276
18" STEEL CASING	120	LF	$240.00	$28,800.00	41.0%	$11,798	43.5%	$12,531	15.5%	$4,470
4' DIAMETER MANHOLE	8	EA	$5,900.00	$47,200.00	41.0%	$19,336	43.5%	$20,537	15.5%	$7,326
4' DIAMETER MANHOLE (BOLTED AND SEALED FRAME)	6	EA	$8,800.00	$52,800.00	41.0%	$21,631	43.5%	$22,974	15.5%	$8,195
4' DIAMETER MANHOLE (VENTED)	3	EA	$5,900.00	$17,700.00	41.0%	$7,251	43.5%	$7,702	15.5%	$2,747
4' DIAMETER MANHOLE EXTERNAL DROP MH	1	EA	$9,500.00	$9,500.00	41.0%	$3,892	43.5%	$4,134	15.5%	$1,475
MANHOLE MARKERS	18	EA	$75.00	$1,350.00	41.0%	$553	43.5%	$587	15.5%	$210
VACUUM TEST MANHOLES	18	EA	$250.00	$4,500.00	41.0%	$1,844	43.5%	$1,958	15.5%	$698
TRENCH SAFETY	6516	LF	$5.00	$32,580.00	41.0%	$13,347	43.5%	$14,176	15.5%	$5,057
TESTING (PRESSURE & TV)	6516	LF	$2.00	$13,032.00	41.0%	$5,339	43.5%	$5,670	15.5%	$2,023
TESTING (GEOTECH)	6516	LF	$2.00	$13,032.00	41.0%	$5,339	43.5%	$5,670	15.5%	$2,023

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NORTH SKY CELINA PID - PHASES 1, 2, & 3
MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA
January 24, 2023

							Phase 1	Phase 2	Phase 3	TOTAL
						NO. OF LOTS:	322	342	122	786
						PRORATED SHARE BY NUMBER OF LOTS:	41.0%	43.5%	15.5%	100%
						GROSS AC.	83	102	35	220
						NET AC.	81	102	33	215
BONDS	$995,434	%	2.0%	$19,908.68	41.0%	$8,156	43.5%	$8,663	15.5%	$3,090
INSPECTION FEE	$995,434	%	3.0%	$29,863.02	41.0%	$12,234	43.5%	$12,994	15.5%	$4,635
TOTAL OFFSITE SEWER - BASE COST				**$1,045,206**		**$428,189**		**$454,784**		**$162,233**
PRIVATE COST SHARE REIMBURSEMENT - ASHTON WOODS				**$118,410**	**41.0%**	**$48,509**	**43.5%**	**$51,522**	**15.5%**	**$18,379**
TOTAL OFFSITE SEWER - BASE COST (NORTH SKY CELINA)				**$1,163,616**		**$476,698**		**$506,306**		**$180,612**

D. STORM SEWER - DETENTION POND

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
FLEX MAT	1500	SY	$130.00	$195,000.00	41.0%	$79,885	43.5%	$84,847	15.5%	$30,267
SHORE TRANSITION MAT	72	SY	$230.59	$16,602.48	41.0%	$6,802	43.5%	$7,224	15.5%	$2,577
MODIFY GABION MATTRESS	100	SY	$163.50	$16,350.00	41.0%	$6,698	43.5%	$7,114	15.5%	$2,538
ADD TURF REINFORCEMENT	100	SY	$3.00	$300.00	41.0%	$123	43.5%	$131	15.5%	$47
MODIFY DETENTION POND OUTFALL	1	LS	$100,000.00	$100,000.00	41.0%	$40,967	43.5%	$43,511	15.5%	$15,522
CONCRETE PILOT CHANNEL (POND)	1640	LF	$115.00	$188,600.00	41.0%	$77,264	43.5%	$82,063	15.5%	$29,274
BONDS	$516,852	%	1.0%	$5,168.52	41.0%	$2,117	43.5%	$2,249	15.5%	$802
INSPECTION FEE	$516,852	%	3.0%	$15,505.57	41.0%	$6,352	43.5%	$6,747	15.5%	$2,407
TOTAL STORM SEWER - DETENTION POND				**$537,527**		**$220,208**		**$233,886**		**$83,433**

E.1. PAVEMENT - LOUISIANA DRIVE TURN LANES

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
SAWCUT, REMOVE, AND MILL 1' MIN. AC PAVING	1650	LF	$18.60	$30,690.00	41.0%	$12,573	43.5%	$13,354	15.5%	$4,764
ROADWAY EXCAVATION	1	LS	$25,000.00	$25,000.00	41.0%	$10,242	43.5%	$10,878	15.5%	$3,880
SUBGRADE PREP	2095	SY	$4.86	$10,181.70	41.0%	$4,171	43.5%	$4,430	15.5%	$1,580
2" HOT MIX ASPHALTIC CONCRETE SURFACE COURSE - TYPE C	2095	SY	$26.50	$55,517.50	41.0%	$22,744	43.5%	$24,156	15.5%	$8,617
6" TYPE B ASPHALTIC SUBBASE	2095	SY	$55.60	$116,482.00	41.0%	$47,719	43.5%	$50,683	15.5%	$18,080
10" FLEXIBLE BASE COMPACTED TO 95%	2905	SY	$28.50	$82,792.50	41.0%	$33,918	43.5%	$36,024	15.5%	$12,851
BAR DITCH GRADING	1500	LF	$10.00	$15,000.00	41.0%	$6,145	43.5%	$6,527	15.5%	$2,328
TXDOT SET P-PD HEADWALL AND SAFETY END TREATMENT	2	EA	$2,030.78	$4,061.56	41.0%	$1,664	43.5%	$1,767	15.5%	$630
PAVEMENT MARKINGS	1	LS	$6,500.00	$6,500.00	41.0%	$2,663	43.5%	$2,828	15.5%	$1,009
STOP SIGN	1	EA	$1,050.00	$1,050.00	41.0%	$430	43.5%	$457	15.5%	$163

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January 24, 2023

							Phase 1		Phase 2		Phase 3	TOTAL
						NO. OF LOTS:	322		342		122	786
						PRORATED SHARE BY NUMBER OF LOTS:	41.0%		43.5%		15.5%	100%
						GROSS AC.	83		102		35	220
						NET AC.	81		102		33	215
TRAFFIC CONTROL	1	LS	$8,000.00	$8,000.00	41.0%	$3,277	43.5%	$3,481	15.5%	$1,242		
TESTING	2095	SY	$1.00	$2,095.00	41.0%	$858	43.5%	$912	15.5%	$325		
BONDS	$357,370	%	1.0%	$3,573.70	41.0%	$1,464	43.5%	$1,555	15.5%	$555		
INSPECTION FEE	$357,370	%	3.0%	$10,721.11	41.0%	$4,392	43.5%	$4,665	15.5%	$1,664		
TOTAL PAVEMENT - LOUISIANA DRIVE TURN LANES				**$371,665**		**$152,260**		**$161,717**		**$57,688**		

E.2. CELINA PARKWAY ESCROW

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
CELINA PARKWAY ESCROW	1	LS	$500,000.00	$500,000.00	41.0%	$204,835	43.5%	$217,557	15.5%	$77,608
TOTAL CELINA PARKWAY ESCROW				**$500,000**		**$204,835**		**$217,557**		**$77,608**

F.1 EROSION CONTROL - LOUISIANA DRIVE

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8' CURLEX	3,300	LF	$1.75	$5,775.00	41.0%	$2,366	43.5%	$2,513	15.5%	$896
TOTAL EROSION CONTROL				**$5,775**		**$2,366**		**$2,513**		**$896**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3	TOTAL
NO. OF LOTS:	322	342	122	786
PRORATED SHARE BY NUMBER OF LOTS:	41.0%	43.5%	15.5%	100%
GROSS AC.	83	102	35	220
NET AC.	81	102	33	215

F.2 EROSION CONTROL - DETENTION POND

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
HYDROSEED DISTURBED AREAS - DETENTION POND	8	AC	$275.00	$2,200.00	41.0%	$901	43.5%	$957	15.5%	$341
TOTAL EROSION CONTROL - DETENTION POND				**$2,200**		**$901**		**$957**		**$341**

SUMMARY - MAJOR PUBLIC IMPROVEMENTS	***TOTAL***	***Phase 1***	***Phase 2***	***Phase 3***
A.1 CLEARING & EXCAVATION - LOUISIANA DRIVE	$48,393	$19,825	$21,056	$7,511
A.2 CLEARING & EXCAVATION - DETENTION POND	$551,400	$225,892	$239,922	$85,586
B. WATER	$332,800	$136,338	$144,806	$51,656
C.1. SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT (BASE COST)	$245,385	$100,527	$106,771	$38,088
C.2. TOTAL OFFSITE SEWER - BASE COST (NORTH SKY CELINA)	$1,163,616	$476,698	$506,306	$180,612
D. STORM SEWER - DETENTION POND	$537,527	$220,208	$233,886	$83,433
E.1. PAVEMENT - LOUISIANA DRIVE TURN LANES	$371,665	$152,260	$161,717	$57,688
E.2. CELINA PARKWAY ESCROW	$500,000	$204,835	$217,557	$77,608
F.1 EROSION CONTROL - LOUISIANA DRIVE	$5,775	$2,366	$2,513	$896
F.2 EROSION CONTROL - DETENTION POND	$2,200	$901	$957	$341
SUB-TOTAL	$3,758,760	$1,539,848	$1,635,491	$583,421
SURVEY, PLATTING, ENG., PERMITTING, & STAKING (5.0%)	$187,938	$76,992	$81,775	$29,171
CONSTRUCTION MANAGEMENT 0.50%	$18,794	$7,699	$8,177	$2,917
CITY FEES (0.2%)	$7,518	$3,080	$3,271	$1,167
MISCELLANEOUS & CONTINGENCY (5%)	$375,876	$153,985	$163,549	$58,342
SUB-TOTAL MAJOR PUBLIC IMPROVEMENT COST	**$4,348,885**	**$1,781,604**	**$1,892,263**	**$675,018**

NON-REIMBURSED CITY OFFSITE SEWER COST

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
NON-REIMBURSED CITY OFFSITE SEWER COST	1	LS	$183,380.78	$183,380.78	41.0%	$75,125	43.5%	$79,792	15.5%	$28,464

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

MAJOR PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

			Phase 1	Phase 2	Phase 3	TOTAL
		NO. OF LOTS:	322	342	122	786
		PRORATED SHARE BY NUMBER OF LOTS:	41.0%	43.5%	15.5%	100%
		GROSS AC.	83	102	35	220
		NET AC.	81	102	33	215
TOTAL NON-REIMBURSED CITY OFFSITE SEWER COST	**$183,381**	**$75,125**	**$79,792**		**$28,464**	
TOTAL MAJOR PUBLIC IMPROVEMENT COST	**$4,532,266**	**$1,856,730**	**$1,972,055**		**$703,482**	

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3	TOTAL
NO. OF LOTS:	322	342	122	786
PRORATED SHARE BY NUMBER OF LOTS:	41.0%	43.5%	15.5%	100%
GROSS AC.	83	102	35	220
NET AC.	81	102	33	215

C1. SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
18" P.V.C. PIPE ASTM F679	5092	LF	$120.00	$611,040.00	41.0%	$250,324	43.5%	$265,872	15.5%	$94,843
24" P.V.C. PIPE ASTM F679	1318	LF	$350.00	$461,300.00	41.0%	$188,980	43.5%	$200,718	15.5%	$71,601
24" CASING PIPE	69	LF	$350.00	$24,150.00	41.0%	$9,894	43.5%	$10,508	15.5%	$3,748
5' DIAMETER MANHOLE	2	EA	$11,360.00	$22,720.00	41.0%	$9,308	43.5%	$9,886	15.5%	$3,527
5' DIAMETER MANHOLE EXTERNAL DROP MH	20	EA	$15,800.00	$316,000.00	41.0%	$129,455	43.5%	$137,496	15.5%	$49,048
MANHOLE MARKERS	12	EA	$100.00	$1,200.00	41.0%	$492	43.5%	$522	15.5%	$186
VACUUM TEST MANHOLES	22	EA	$135.00	$2,970.00	41.0%	$1,217	43.5%	$1,292	15.5%	$461
TRENCH SAFETY	6410	LF	$1.00	$6,410.00	41.0%	$2,626	43.5%	$2,789	15.5%	$995
TESTING (PRESSURE & TV)	6410	LF	$1.60	$10,256.00	41.0%	$4,202	43.5%	$4,463	15.5%	$1,592
TESTING (GEOTECH)	6410	LF	$2.40	$15,384.00	41.0%	$6,302	43.5%	$6,694	15.5%	$2,388
INSPECTION FEE (3.0%)	$1,471,430	%	3.0%	$44,142.90	41.0%	$18,084	43.5%	$19,207	15.5%	$6,852
MAINTENANCE BOND (2.5%)	$1,471,430	%	2.5%	$36,785.75	41.0%	$15,070	43.5%	$16,006	15.5%	$5,710
TOTAL SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT (BASE COST)	1	LS	($245,385.00)	($245,385.00)	41.0%	($100,526.68)	43.5%	($106,770.57)	15.5%	($38,087.75)
TOTAL CITY REIMBURSEMENT - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT				**$1,306,974**		**$535,427**		**$568,683**		**$202,864**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3	TOTAL
NO. OF LOTS:	322	342	122	786
PRORATED SHARE BY NUMBER OF LOTS:	41.0%	43.5%	15.5%	100%
GROSS AC.	83	102	35	220
NET AC.	81	102	33	215

C2. SEWER - STUBS TO ADJACENT PROPERTY

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
8" P.V.C. PIPE SDR 26 (Stub to Watermark)	160	LF	$40.00	$6,400.00	41.0%	$2,622	43.5%	$2,785	15.5%	$993
12" P.V.C. PIPE SDR 26 (Stub to Area 10)	20	LF	$112.00	$2,240.00	41.0%	$918	43.5%	$975	15.5%	$348
18" P.V.C. PIPE ASTM F679 (Stub to Owensby)	88	LF	$150.00	$13,200.00	41.0%	$5,408	43.5%	$5,744	15.5%	$2,049
4' DIAMETER MANHOLE	1	EA	$5,900.00	$5,900.00	41.0%	$2,417	43.5%	$2,567	15.5%	$916
VACUUM TEST MANHOLES	1	EA	$250.00	$250.00	41.0%	$102	43.5%	$109	15.5%	$39
TRENCH SAFETY	268	LF	$0.65	$174.20	41.0%	$71	43.5%	$76	15.5%	$27
TESTING (PRESSURE & TV)	268	LF	$2.75	$737.00	41.0%	$302	43.5%	$321	15.5%	$114
TESTING (GEOTECH)	268	LF	$2.40	$643.20	41.0%	$263	43.5%	$280	15.5%	$100
INSPECTION FEE (3.0%)	$29,544	%	3.0%	$886.33	41.0%	$363	43.5%	$386	15.5%	$138
MAINTENANCE BOND (2.5%)	$29,544	%	2.5%	$738.61	41.0%	$303	43.5%	$321	15.5%	$115
TOTAL SEWER - STUBS TO ADJACENT PROPERTY				**$31,169**		**$12,769**		**$13,562**		**$4,838**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3	TOTAL
NO. OF LOTS:	322	342	122	786
PRORATED SHARE BY NUMBER OF LOTS:	41.0%	43.5%	15.5%	100%
GROSS AC.	83	102	35	220
NET AC.	81	102	33	215

C.3 SEWER - OFFSITE SEWER - OVERSIZE COST

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
CLEAR AND GRUB	11.3	AC	$2,500.00	$28,250.00	41.0%	$11,573	43.5%	$12,292	15.5%	$4,385
SILT FENCE	13100	LF	$1.75	$22,925.00	41.0%	$9,392	43.5%	$9,975	15.5%	$3,558
SEEDING (OFFSITE SANITARY SEWER)	11.3	AC	$310.00	$3,503.00	41.0%	$1,435	43.5%	$1,524	15.5%	$544
24" P.V.C. PIPE ASTM F679	4317	LF	$290.00	$1,251,930.00	41.0%	$512,877	43.5%	$544,733	15.5%	$194,320
27" P.V.C. PIPE ASTM F679	2199	LF	$367.00	$807,033.00	41.0%	$330,617	43.5%	$351,152	15.5%	$125,265
30" STEEL CASING	70	LF	$300.00	$21,000.00	41.0%	$8,603	43.5%	$9,137	15.5%	$3,260
36" STEEL CASING	170	LF	$375.00	$63,750.00	41.0%	$26,116	43.5%	$27,739	15.5%	$9,895
42" STEEL CASING	134	LF	$415.00	$55,610.00	41.0%	$22,782	43.5%	$24,197	15.5%	$8,632
5' DIAMETER MANHOLE	8	EA	$11,360.00	$90,880.00	41.0%	$37,231	43.5%	$39,543	15.5%	$14,106
5' DIAMETER MANHOLE EXTERNAL DROP MH (BOLTED)	1	EA	$18,200.00	$18,200.00	41.0%	$7,456	43.5%	$7,919	15.5%	$2,825
5' DIAMETER MANHOLE (BOLTED AND SEALED FRAME)	6	EA	$16,900.00	$101,400.00	41.0%	$41,540	43.5%	$44,121	15.5%	$15,739
5' DIAMETER MANHOLE (VENTED)	3	EA	$11,360.00	$34,080.00	41.0%	$13,962	43.5%	$14,829	15.5%	$5,290
MANHOLE MARKERS	18	EA	$75.00	$1,350.00	41.0%	$553	43.5%	$587	15.5%	$210
VACUUM TEST MANHOLES	18	EA	$250.00	$4,500.00	41.0%	$1,844	43.5%	$1,958	15.5%	$698
TRENCH SAFETY	6516	LF	$0.65	$4,235.40	41.0%	$1,735	43.5%	$1,843	15.5%	$657
TESTING (PRESSURE & TV)	6516	LF	$2.75	$17,919.00	41.0%	$7,341	43.5%	$7,797	15.5%	$2,781
TESTING (GEOTECH)	6516	LF	$2.00	$13,032.00	41.0%	$5,339	43.5%	$5,670	15.5%	$2,023
INSPECTION FEE (3.0%)	$2,539,597	%	3.0%	$76,187.92	41.0%	$31,212	43.5%	$33,150	15.5%	$11,826
MAINTENANCE BOND (1.1%)	$2,539,597	%	1.1%	$27,935.57	41.0%	$11,444	43.5%	$12,155	15.5%	$4,336
PAYMENT AND PERFORMANCE BOND (1.1%)	$2,539,597	%	1.1%	$27,935.57	41.0%	$11,444	43.5%	$12,155	15.5%	$4,336
TOTAL OFFSITE SEWER BASE COST	1	LS	($1,045,205.70)	($1,045,205.70)	41.0%	($428,188.59)	43.5%	($454,784.16)	15.5%	($162,232.95)
TOTAL SEWER - OFFSITE SEWER - OVERSIZE COST				**$1,626,451**		**$666,307**		**$707,692**		**$252,452**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3	TOTAL
NO. OF LOTS:	322	342	122	786
PRORATED SHARE BY NUMBER OF LOTS:	41.0%	43.5%	15.5%	100%
GROSS AC.	83	102	35	220
NET AC.	81	102	33	215

C.4 SEWER - OFFSITE SEWER NODE 4 TO 5 (BASE COST)

	TOTAL				*Phase 1*		*Phase 2*		*Phase 3*	
DESCRIPTION	*QUANTITY*	*UNIT*	*UNIT PRICE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*	*SHARE*	*TOTAL*
CLEAR AND GRUB	3.8	AC	$2,500.00	$9,500.00	41.0%	$3,892	43.5%	$4,134	15.5%	$1,475
SILT FENCE	4400	LF	$1.75	$7,700.00	41.0%	$3,154	43.5%	$3,350	15.5%	$1,195
SEEDING (OFFSITE SANITARY SEWER)	3.8	AC	$310.00	$1,178.00	41.0%	$483	43.5%	$513	15.5%	$183
8" SDR-35 P.V.C. PIPE (ASHTON WOODS STUB)	0	LF	$50.00	$0.00	41.0%	$0	43.5%	$0	15.5%	$0
10" SDR-35 P.V.C. PIPE	0	LF	$81.00	$0.00	41.0%	$0	43.5%	$0	15.5%	$0
12" SDR-26 P.V.C. PIPE	2199	LF	$112.00	$246,288.00	41.0%	$100,897	43.5%	$107,163	15.5%	$38,228
18" STEEL CASING	120	LF	$240.00	$28,800.00	41.0%	$11,798	43.5%	$12,531	15.5%	$4,470
4' DIAMETER MANHOLE	0	EA	$5,900.00	$0.00	41.0%	$0	43.5%	$0	15.5%	$0
4' DIAMETER MANHOLE (BOLTED AND SEALED FRAME)	4	EA	$8,800.00	$35,200.00	41.0%	$14,420	43.5%	$15,316	15.5%	$5,464
4' DIAMETER MANHOLE (VENTED)	2	EA	$5,900.00	$11,800.00	41.0%	$4,834	43.5%	$5,134	15.5%	$1,832
4' DIAMETER MANHOLE EXTERNAL DROP MH	0	EA	$9,500.00	$0.00	41.0%	$0	43.5%	$0	15.5%	$0
MANHOLE MARKERS	6	EA	$75.00	$450.00	41.0%	$184	43.5%	$196	15.5%	$70
VACUUM TEST MANHOLES	6	EA	$250.00	$1,500.00	41.0%	$615	43.5%	$653	15.5%	$233
TRENCH SAFETY	2199	LF	$5.00	$10,995.00	41.0%	$4,504	43.5%	$4,784	15.5%	$1,707
TESTING (PRESSURE & TV)	2199	LF	$2.00	$4,398.00	41.0%	$1,802	43.5%	$1,914	15.5%	$683
TESTING (GEOTECH)	2199	LF	$2.00	$4,398.00	41.0%	$1,802	43.5%	$1,914	15.5%	$683
INSPECTION FEE (3.0%)	$362,207	%	3.0%	$10,866.21	41.0%	$4,452	43.5%	$4,728	15.5%	$1,687
MAINTENANCE BOND (2.0%)	$362,207	%	2.0%	$7,244.14	41.0%	$2,968	43.5%	$3,152	15.5%	$1,124
TOTAL SEWER - OFFSITE SEWER NODE 4 TO 5 (BASE COST)				**$380,317**	**$155,804**		**$165,482**		**$59,031**	
Ashton Wood Share (Per Cost Share Agreement)			**31.13%**	**$118,410**	**$48,509**		**$51,522**		**$18,379**	

SUMMARY - ELIGIBLE REIMBURSED PUBLIC IMPROVEMENTS PER DA	***TOTAL***	***Phase 1***	***Phase 2***	***Phase 3***
C.1 SEWER - 18"/24" SEWER - ONSITE HUBBARD IMPROVEMENT	$1,306,974	$535,427	$568,683	$202,864
C.2 SEWER - STUBS TO ADJACENT PROPERTY	$31,169	$12,769	$13,562	$4,838
C.3 SEWER - OFFSITE SEWER - OVERSIZE COST	$1,626,451	$666,307	$707,692	$252,452
SUB-TOTAL	$2,964,594	$1,214,503	$1,289,938	$460,153
SURVEY, PLATTING, ENG., PERMITTING, & STAKING (5.18%)	$153,566	$62,911	$66,819	$23,836
CITY FEES (0.2%)	$5,929	$2,429	$2,580	$920
MISCELLANEOUS & CONTINGENCY (2%)	$59,292	$24,290	$25,799	$9,203

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

REIMBURSED PUBLIC IMPROVEMENTS - CITY OF CELINA

January 24, 2023

				Phase 1		Phase 2	Phase 3	TOTAL
			NO. OF LOTS:	322		342	122	786
			PRORATED SHARE BY NUMBER OF LOTS:	41.0%		43.5%	15.5%	100%
			GROSS AC.	83		102	35	220
			NET AC.	81		102	33	215
TOTAL ELIGIBLE REIMBURSED PUBLIC IMPROVEMENTS PER DA	**$3,183,381**		**$1,304,133**			**$1,385,135**		**$494,113**
CITY CAP PER DEVELOPER AGREEMENT	**$3,000,000**	41%	**$1,229,008**	44%		**$1,305,344**	16%	**$465,649**
CITY NONREIMBURSED PUBLIC IMPROVEMENTS (PUBLIC - MAJOR)	**$183,381**		**$75,125**			**$79,792**		**$28,464**

SUMMARY - REIMBURSED PUBLIC IMPROVEMENTS (PRIVATE AGREEMENT)	***TOTAL***	***Phase 1***	***Phase 2***	***Phase 3***
C.4 SEWER - OFFSITE BASE SEWER - ASHTON WOODS COST SHARE REIMBURSEMENT	$118,410	$48,509	$51,522	$18,379
SUB-TOTAL	$118,410	$48,509	$51,522	$18,379
SURVEY, PLATTING, ENG., PERMITTING, & STAKING (5.18%)	$6,134	$2,513	$2,669	$952
CITY FEES (0.2%)	$237	$97	$103	$37
MISCELLANEOUS & CONTINGENCY (2%)	$2,368	$970	$1,030	$368
TOTAL REIMBURSED PUBLIC IMPROVEMENT COST (PRIVATE AGREEMENT)	**$127,149**	**$52,089**	**$55,324**	**$19,736**
TOTAL REIMBURSED PUBLIC IMPROVEMENT COST (DA & PRIVATE AGREEMENT)	**$3,127,149**	**$1,281,097**	**$1,360,668**	**$485,384**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

PRIVATE IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3		TOTAL
NO. OF LOTS:	322	342	122		786
GROSS AC.	83.2	101.9	35.0		220
NET AC.	80.5	101.9	32.8		215

A. CLEARING & EXCAVATION

			Phase 1		Phase 2		Phase 3				TOTAL	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
CLEARING / GRUBBING	AC	$2,500.00	61	$152,000	81	$203,000	27	$68,250			169	$423,250
CONSTRUCTION ENTRANCE	EA	$2,500.00	1	$2,500	1	$2,500	1	$2,500			3	$7,500
LOT / BLOCK EXCAVATION	CY	$3.00	58,500	$175,500	59,906	$179,718	21,690	$65,070			140,096	$420,288
GRADE TO DRAIN EXCAVATION	CY	$3.00	34,300	$102,900	0	$0	0	$0			34,300	$102,900
ROUGH LOT GRADING	EA	$1,000.00	322	$322,000	342	$342,000	122	$122,000			786	$786,000
FINAL LOT GRADING	EA	$500.00	322	$161,000	342	$171,000	122	$61,000			786	$393,000
FINISH GRADE HOA LOTS	LS	$1,500.00	1	$1,500	1	$1,500	0.5	$750			3	$3,750
MOISTURE CONDITION 7' DEEP	LOT	$1,500.00	31	$46,500	34	$51,000	12	$18,000			77	$115,500
MOISTURE CONDITIONED 10' DEEP	LOT	$2,000.00	291	$582,000	307	$614,000	108	$216,000			706	$1,412,000
TESTING	CY	$0.10	92,800	$9,280	59,906	$5,991	21,690	$2,169			174,396	$17,440
TOTAL CLEARING & EXCAVATION				**$1,555,180**		**$1,570,709**		**$555,739**		**$0**		**$3,681,628**

B. RETAINING WALLS

			Phase 1		Phase 2		Phase 3				TOTAL	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
1 FOOT WALL	LF	$35.00	1,325	$46,375	0	$0	0	$0			1,325	$46,375
2 FOOT WALL	LF	$45.00	2,005	$90,225	4,140	$186,300	280	$12,600			6,425	$289,125
3 FOOT WALL	LF	$62.00	1,600	$99,200	1,370	$84,940	510	$31,620			3,480	$215,760
4 FOOT WALL	LF	$92.00	610	$56,120	1,220	$112,240	200	$18,400			2,030	$186,760
5 FOOT WALL	LF	$115.00	250	$28,750	170	$19,550		$0			420	$48,300
6 FOOT WALL	LF	$245.00	175	$42,875	220	$53,900		$0			395	$96,775
9 FOOT WALL	LF	$400.00	175	$70,000	220	$88,000	550	$220,000			945	$378,000
INSPECTION FEE	%	3.0%	363,545	$10,906	456,930	$13,708	62,620	$1,879			883,095	$26,493
TOTAL RETAINING WALLS				**$444,451**		**$558,638**		**$284,499**		**$0**		**$1,287,588**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

NORTH SKY CELINA PID - PHASES 1, 2, & 3

PRIVATE IMPROVEMENTS - CITY OF CELINA

January 24, 2023

	Phase 1	Phase 2	Phase 3		TOTAL
NO. OF LOTS:	322	342	122		786
GROSS AC.	83.2	101.9	35.0		220
NET AC.	80.5	101.9	32.8		215

C. EROSION CONTROL

			Phase 1		Phase 2		Phase 3				TOTAL	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
SILT FENCE (PERIMETER & CREEK PROTECTION)	LF	$1.75	9,000	$15,750	1,650	$2,888	4,290	$7,508		$0	14,940	$26,145
HYDROSEED DISTURBED AREAS - LOTS	AC	$275.00	61	$16,720	81	$22,330	27	$7,508		$0	169	$46,558
MISC. EROSION CONTROL INSPECTION & MAINTENANCE	LOT	$150.00	322	$48,300	342	$51,300	122	$18,300		$0	786	$117,900
TOTAL EROSION CONTROL				**$80,770**		**$76,518**		**$33,315**		**$0**		**$190,603**

D. AMENITIES, LANDSCAPE, & SCREENING

			Phase 1		Phase 2		Phase 3				TOTAL	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
PHASE 1 LANDSCAPE / HARDSCAPE	LS	$2,050,000	1	$2,050,000	0	$0	0	$0			1	$2,050,000
PHASE 2 LANDSCAPE / HARDSCAPE	LS	$1,160,250	0	$0	1	$1,160,250	0	$0			1	$1,160,250
PHASE 3 LANDSCAPE / HARDSCAPE	LS	$1,454,250	0	$0	0	$0	1	$1,454,250			1	$1,454,250
AMENITY CENTER	LS	$2,100,000	1	$2,100,000	0	$0	0	$0			1	$2,100,000
TOTAL AMENITIES, LANDSCAPE, & SCREENING				**$4,150,000**		**$1,160,250**		**$1,454,250**		**$0**		**$6,764,500**

E. FRANCHISE UTILITIES

			Phase 1		Phase 2		Phase 3				TOTAL	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
GAS (ATMOS)	EA	$0.00	322	$0	342	$0	122	$0			786	$0
ELECTRIC (GCEC)	EA	$0.00	322	$0	342	$0	122	$0			786	$0
STREET LIGHTS (FURNISHED BY GCEC)	EA	$0.00	322	$0	342	$0	122	$0			786	$0
ELECTRIC GAS CROSSINGS PRIOR TO PAVING	EA	$300.00	322	$96,600	342	$102,600	122	$36,600			786	$235,800
TOTAL MISCELLANEOUS & OTHER				**$96,600**		**$102,600**		**$36,600**		**$0**		**$235,800**

F. MISCELLANEOUS & OTHER

			Phase 1		Phase 2		Phase 3				TOTAL	
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
FINAL GEOTECHNICAL REPORT - LOTS	LOT	$250.00	322	$80,500	342	$85,500	122	$30,500	0	$0	786	$196,500
TOTAL MISCELLANEOUS & OTHER				**$80,500**		**$85,500**		**$30,500**		**$0**		**$196,500**

Kimley»Horn

RE: Engineer's Report
North Sky Celina
Celina, Texas

Introduction:

North Sky Celina Phase 2 (Improvement Area #2) is a proposed single-family development including approximately 136.864 contiguous acres and approximately 467 single-family homes located west of Louisiana Drive (Business 289) in Celina, Texas as depicted on Exhibit A.

This Engineer's report includes supporting documentation for the issuance of bonds by the City for IA#2.

Development Costs:

An Engineers' opinion of probable cost (EOPC) has been prepared for all on-site public and private infrastructure within IA#2 as shown in Exhibit B.

Development Improvements:

Direct Improvements for Phase 2 (Improvement Area #2) are depicted in Exhibit C through G.

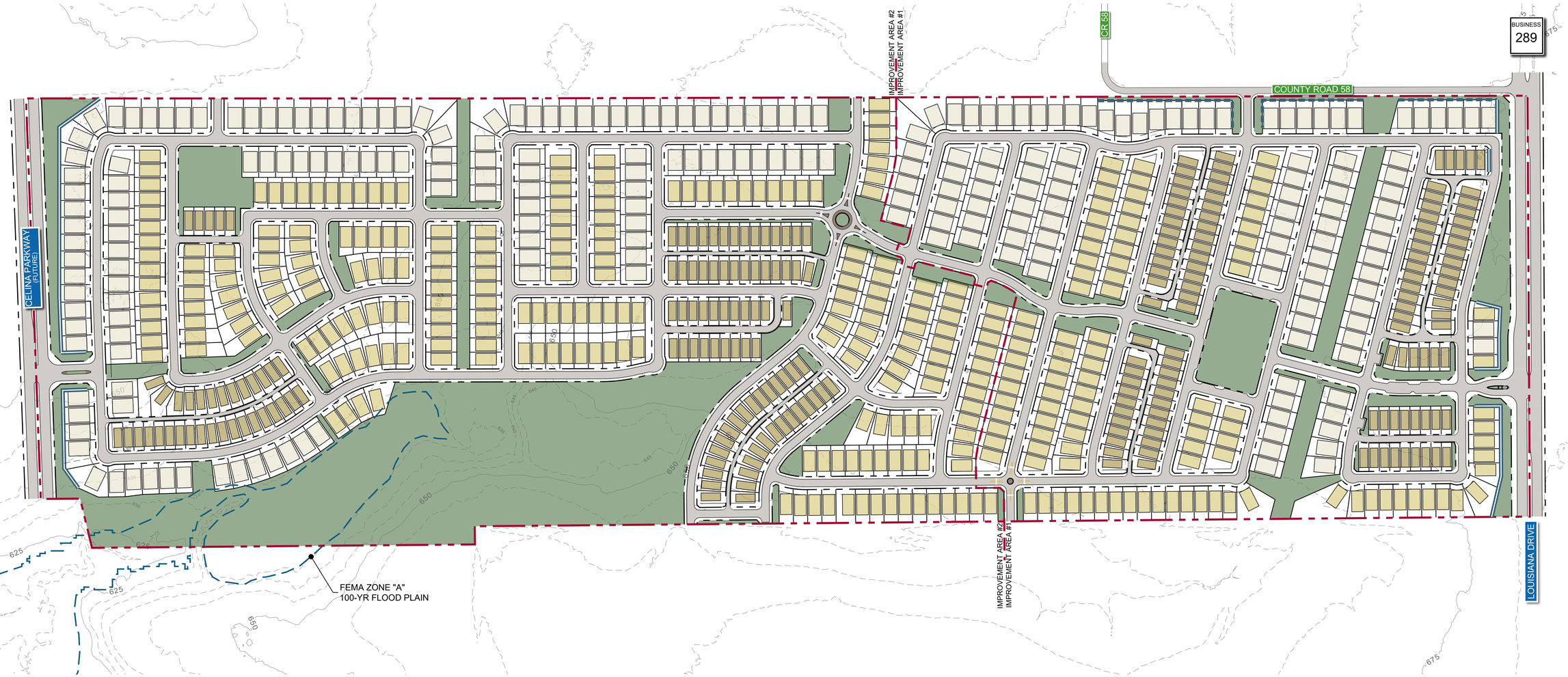
Development Schedule:

Design Stage
The Development Agreement containing the Conceptual Site Plan for the development has been approved by the City of Celina.

The Drainage Study has been approved by the City of Celina.

North Sky Celina Phase 2 Construction Plans, City project number 24-003098, were approved by the City of Celina in May 2025.

Construction Stage
Construction for North Sky Celina Phase 2 began in March 2025. Final acceptance is anticipated in the 2nd Quarter of 2026.



GRAPHIC SCALE IN FEET
0 100 200 400
1"=200' @ 22x34

IA #1 Lot Type Summary		
40' x 110' Alley Load	111	34.5%
55' x 120' Front Load	102	31.7%
65' x 120' Front Load	109	33.9%
Total	**322**	

IA #2 Lot Type Summary		
40' x 110' Alley Load	115	24.6%
55' x 120' Front Load	225	48.2%
65' x 120' Front Load	127	27.2%
Total	**467**	

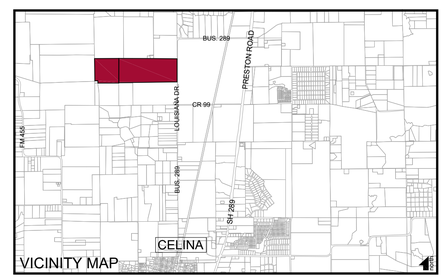


EXHIBIT A SITE PLAN

North Sky
C E L I N A

A 220.1 ACRE TRACT
IN THE CITY OF CELINA
COLLIN COUNTY, TEXAS
February 2026

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration
No. F-928
6160 Warren Parkway
Suite 200
Frisco, TX 75034
P 972-335-3580
Contact: Frank Abbott, PE
Kimley»Horn

Plotted By: Hawley, Drew Date: February 27, 2026 09:35:25am File Path: K:\FRI_Civil\063249700 - North Sky Celina\Cad\Exhibits\Plan Sheets\Exhibit B.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

TOTAL AREA	136.82 AC
ROW AREA	25.49 AC
# OF LOTS	467

A. CLEARING & EXCAVATION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*PID QUANTITY*	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
CLEARING & GRUBBING (EXCLUDING TRASH)	AC	$600.00	-	117	$ -	$ 70,260.00
CLEARING & GRUBBING DETENTION POND AREA (EXCLUDING TRASH)	AC	$853.00	11.90		$ 10,150.70	$ -
ONSITE CUT	CY	$2.68	-	286,800	$ -	$ 768,624.00
ONSITE CUT (RIGHT-OF-WAY)	CY	$2.68	22,200		$ 59,496.00	$ -
MC STREETS & ALLEYS 5' DEEP	SY	$3.40	86,081		$ 292,675.40	$ -
MC ZONE 1 PADS 7' DEEP FROM FP GRADE	EA	$3,050.00	-	92	$ -	$ 280,600.00
MC ZONE PADS 10' DEEP FROM FP GRADE	EA	$3,050.00	-	352	$ -	$ 1,073,600.00
MC ZONE PADS 10' DEEP FROM FP GRADE PER EXHIBIT	EA	$2,400.00	-	20	$ -	$ 48,000.00
INSTALL 6 MIL POLY ON ALL LOTS	EA	$535.00	-	464	$ -	$ 248,240.00
ROUGH GRADING OF HOA LOTS TO +/- 0.3'	SY	$0.27	-	109,869	$ -	$ 29,664.63
ROUGH LOT BENCHING	EA	$250.00	-	444	$ -	$ 111,000.00
FINAL LOT BENCHING +/- 0.3' (EXCLUDES HAULING EXCESS MATERIAL ONSITE)	EA	$250.00	-	464	$ -	$ 116,000.00
FINAL GRADING OF HOA LOTS TO +/- 0.3' (EXCLUDES HAULING EXCESS MATERIAL ONSITE)	SY	$0.27	-	109,869	$ -	$ 29,664.63
INSTALL CONSTRUCTION ENTRANCE AT CELINA PKWY	EA	$3,500.00	-	1	$ -	$ 3,500.00
INSTALL REINFORCED SILT FENCE (MAINT INCL DURING FCS SCOPE ONLY)	LF	$2.00	-	1,040	$ -	$ 2,080.00
CO 1 - PROVIDE, INSTALL & REMOVAL OF 20'X24'X12' OAK TIMBER MAT AIR BRIDGE	LS	$23,300.00	-	1	$ -	$ 23,300.00
CO 2 - LOAD, HAUL & DISPOSE OF TIRES	LS	$2,850.00	-	1	$ -	$ 2,850.00
CO 2 - HAUL OFF EXISTING TRASH	LD	$1,500.00	-	14	$ -	$ 21,000.00
CO 2 - HAUL OFF EXISTING CONCRETE	LD	$275.00	-	56	$ -	$ 15,400.00
CO 2 - INSTALL ADDITIONAL CONSTRUCTION ENTRANCE AT SANTOLINA WY	EA	$3,500.00	-	1	$ -	$ 3,500.00
CO 3 - INSTALL ADDITIONAL SILT FENCE	LF	$2.00	-	1,560	$ -	$ 3,120.00
CO 4 - MC AMENITY CENTER 15' DEEP FROM ELE. 654.0	LS	$32,000.00	-	1	$ -	$ 32,000.00
CO 4 - INSTALL 10 MIL POLY ON AMENITY CENTER 12" BELOW THE MASS GRADING COUNTOURS	LS	$3,150.00	-	1	$ -	$ 3,150.00
CO 5 - 6X6X11 WATER PUMP AND 4" POLY LINE	MO	$11,690.00	-	3	$ -	$ 35,070.00
CO 6 - LABOR	HR	$55.00	-	106	$ -	$ 5,830.00
CO 6 - SKID STEER	HR	$130.00	-	20	$ -	$ 2,600.00
CO 6 - MATERIAL	LS	$1,500.00	-	1	$ -	$ 1,500.00
CO 7 - INSTALL ADDITIONAL SILT FENCE BEYOND CONTRACT AMOUNT	LF	$2.00	-	1,500	$ -	$ 3,000.00
CO 8 - RE-INSTALL 6 MIL POLY	EA	$535.00	-	42	$ -	$ 22,470.00
CO 8 - RE-ROUGH LOT BENCHING	EA	$250.00	-	42	$ -	$ 10,500.00
CO 8 - RE-INSTALL 10 MIL POLY ON AMENITY CENTER 12" BE;PW THE MASS GRADING CONTOURS	LS	$3,150.00	-	1	$ -	$ 3,150.00
CO 8 - EXCAVATE STOCKPILE AND HAUL TO PH 3	CY	$2.68	-	32,050	$ -	$ 85,894.00
TOTAL CLEARING & EXCAVATION					**$362,322**	**$3,055,567**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

TOTAL AREA	136.82 AC
ROW AREA	25.49 AC
# OF LOTS	467

B. WATER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*KIK*			
			PID QUANTITY	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
8" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES)	LF	$45.65	16,737		$ 764,044.05	$ -
12" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES)	LF	$77.40	5,722		$ 442,882.80	$ -
18" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES)	LF	$647.35	27		$ 17,478.45	$ -
16" CASING PIPE	LF	$142.75	209		$ 29,834.75	$ -
18" CASING PIPE	LF	$191.45	-		$ -	$ -
8" GATE VALVE & BOX	EA	$2,217.00	63		$ 139,671.00	$ -
12" GATE VALVE & BOX	EA	$3,920.00	19		$ 74,480.00	$ -
18" GATE VALVE & BOX	EA	$18,305.00	2		$ 36,610.00	$ -
FIRE HYDRANT ASSEMBLY	EA	$6,923.00	48		$ 332,304.00	$ -
POST HYDRANT	EA	$3,447.00	1		$ 3,447.00	$ -
1" WATER SERVICE	EA	$996.00	466		$ 464,136.00	$ -
1" WATER SERVICE (ON EXISTING WATERLINE)	EA	$1,043.00	1		$ 1,043.00	$ -
1" IRRIGATION SERVICE	EA	$1,000.00	-		$ -	$ -
2" IRRIGATION SERVICE	EA	$1,969.00	7		$ 13,783.00	$ -
4" IRRIGATION SLEEVES	LF	$18.50	600		$ 11,100.00	$ -
WATER LINE DISINFECTION AND TESTING	LF	$2.00	22,486		$ 44,972.00	$ -
TRENCH SAFETY	LF	$0.05	22,486		$ 1,124.30	$ -
2" DOMESTIC SERVICE	EA	$2,871.00	1		$ 2,871.00	$ -
20" CASING PIPE	LF	$238.00	210		$ 49,980.00	$ -
16" CASING PIPE	LF	$182.00	-		$ -	$ -
2" IRRIGATION SERVICE ON 12" WATERLINE	EA	$2,833.00	5		$ 14,165.00	$ -
TOTAL WATER					**$2,443,926**	**$0**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

TOTAL AREA	136.82 AC
ROW AREA	25.49 AC
# OF LOTS	467

C. SEWER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*KIK*			
			PID QUANTITY	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
8" SDR-35 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$45.10	16,555		$ 746,630.50	$ -
8" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$51.20	271		$ 13,875.20	$ -
12" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$69.50	-		$ -	$ -
12" SDR-26 P.V.C. CASING PIPE	LF	$94.45	380		$ 35,891.00	$ -
4" SERVICE LINES	EA	$1,178.00	411		$ 484,158.00	$ -
4" SERVICE LINES (ON EXISTING LINE)	EA	$1,216.00	44		$ 53,504.00	$ -
4' DIAMETER MANHOLE	EA	$7,293.00	43		$ 313,599.00	$ -
5' DIAMETER MANHOLE	EA	$9,588.00	2		$ 19,176.00	$ -
5' DIAMETER MANHOLE WITH EXTERNAL DROP	EA	$13,046.00	2		$ 26,092.00	$ -
5' DIAMETER MANHOLE WITH BOLTED LID	EA	$12,645.00	-		$ -	$ -
5' DIAMETER VENTED MANHOLE WITH BOLTED LID	EA	$17,570.00	-		$ -	$ -
ADJUST EXISTING MANHOLE RIM (RAISE)	EA	$550.00	11		$ 6,050.00	$ -
ADJUST EXISTING MANHOLE RIM (LOWER)	EA	$800.00	10		$ 8,000.00	$ -
CONNECT TO EXISTING MANHOLE WITH INTERNAL DROP	EA	$1,315.00	1		$ 1,315.00	$ -
CONNECT TO EXISTING MANHOLE BY CORE	EA	$1,400.00	1		$ 1,400.00	$ -
TRENCH SAFETY	LF	$0.20	16,826		$ 3,365.20	$ -
SEWER LINE T.V. AND TESTING	LF	$3.25	16,859		$ 54,791.75	$ -
SEWER MANHOLE VACUUM TESTING	EA	$160.00	70		$ 11,200.00	$ -
6" SANITARY SEWER SERVICE (AMENITY CENTER)	EA	$2,133.00	1		$ 2,133.00	$ -
REMOVE - 45 LF EXISTING 8" & PLUG MANHOLE	EA	$950.00	1		$ 950.00	$ -
4" SERVICE LINES (ON EXISTING 16" LINE)	EA	$1,876.00	13		$ 24,388.00	$ -
REMOVE AND REINSTALL 8" SANITARY SEWER MAIN DUE TO EXISTING MANHOLE NOT IN CORRECT LOCATION PER APPROVED PLANS	EA	$51.87	100		$ 5,187.00	$ -
REMOVE AND REINSTALL 4" SANITARY SEWER SERVICE DUE TO EXISTING MANHOLE NOT IN CORRECT LOCATION PER APPROVED PLANS	EA	$1,355.00	3		$ 4,065.00	$ -
TOTAL SEWER					**$1,815,771**	**$0**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

TOTAL AREA	136.82 AC
ROW AREA	25.49 AC
# OF LOTS	467

D. STORM SEWER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*KIK*			
			PID QUANTITY	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
18" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$62.05	4,619		$ 286,608.95	$ -
21" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$66.00	246		$ 16,236.00	$ -
24" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$78.15	1,567		$ 122,461.05	$ -
27" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$91.75	695		$ 63,766.25	$ -
30" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$98.10	1,168		$ 114,580.80	$ -
36" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$130.75	2,069		$ 270,521.75	$ -
42" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$168.45	589		$ 99,217.05	$ -
48" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$205.55	107		$ 21,993.85	$ -
4'X3' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$256.35	376		$ 96,387.60	$ -
6'X3' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$381.30	-		$ -	$ -
6'X4' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$408.60	1,231		$ 502,986.60	$ -
7'X3' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$457.85	52		$ 23,808.20	$ -
8'X4' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$545.30	983		$ 536,029.90	$ -
10'X5' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$814.20	411		$ 334,636.20	$ -
1 - GRATE INLET TYPE G	EA	$2,350.00	5		$ 11,750.00	$ -
3-GRATE COMBINATION INLET	EA	$2,600.00	4		$ 10,400.00	$ -
LARGE DEBRIS SEPARATOR	EA	$21,950.00	5		$ 109,750.00	$ -
4'X4' JUNCTION BOX (STORMWATER MANHOLE)	EA	$4,050.00	14		$ 56,700.00	$ -
5'X5' JUNCTION BOX (STORMWATER MANHOLE)	EA	$5,250.00	4		$ 21,000.00	$ -
7'X7' JUNCTION BOX	EA	$0.00	-		$ -	$ -
CONNECT TO EXISTING 18" (SD-Y, SD-Z)	EA	$1,250.00	2		$ 2,500.00	$ -
REMOVE HEADWALL AND CONNECT TO EXISTING 48" RCP (LINE SD-J)	EA	$1,500.00	1		$ 1,500.00	$ -
REMOVE HEADWALL AND CONNECT TO EXISTING 6'X4' RCB (LINE SD-A)	EA	$2,000.00	1		$ 2,000.00	$ -
10' STANDARD CURB INLET	EA	$5,900.00	82		$ 483,800.00	$ -
10' NON-STANDARD CURB INLET	EA	$7,000.00	2		$ 14,000.00	$ -
15' STANDARD CURB INLET	EA	$10,070.00	2		$ 20,140.00	$ -
MANHOLE-1-02 TYPE 1-C RISER	EA	$2,625.00	5		$ 13,125.00	$ -
36" TYPE C HEADWALL AT 4:1 SLOPE	EA	$3,725.00	1		$ 3,725.00	$ -
48" TYPE c HEADWALL AT 4:1 SLOPE	EA	$5,600.00	1		$ 5,600.00	$ -
6'X4' RCB SW-0 TXDOT HEADWALL	EA	$8,310.00	1		$ 8,310.00	$ -
7'X3' RCB SW-0 TXDOT HEADWALL	EA	$9,150.00	1		$ 9,150.00	$ -
10'X5' RCB SW-0 TXDOT HEADWALL	EA	$13,752.00	1		$ 13,752.00	$ -
GABION MATTRESS	SY	$155.00	353		$ 54,715.00	$ -
POND OUTFALL WEIR WALL	LS	$0.00	-		$ -	$ -
POND OUTFALL OVERFLOW CONCRETE (6" 4000 PSI CONCRETE WITH #4 BARS AT 18" ON CENTERS)	SY	$0.00	-		$ -	$ -
TRENCH SAFETY	LF	$0.20	14,034		$ 2,806.80	$ -
TESTING (TV)	LF	$3.25	14,034		$ 45,610.50	$ -
2-YEAR MAINTENANCE BOND (FOR ALL UTILITIES)	LS	$78,000.00	1	-	$ 78,000.00	$ -
TOTAL STORM SEWER					**$3,457,569**	**$0**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

TOTAL AREA	136.82 AC
ROW AREA	25.49 AC
# OF LOTS	467

E. PAVEMENT

DESCRIPTION	*UNIT*	*UNIT PRICE*	*RPMx* PID QUANTITY	*RPMx* PRIVATE QUANTITY	*PID TOTAL*	*PRIVATE TOTAL*
7" CONCRETE PAVEMENT (29' B-B)	SY	$49.00	67,052		$ 3,285,548.00	$ -
7" CONCRETE PAVEMENT (25' B-B)	SY	$49.00	1,713		$ 83,937.00	$ -
7" ALLEY PAVEMENT (12' E-E)	SY	$54.00	2,969		$ 160,326.00	$ -
7" ALLEY PAVEMENT (24' E-E)	SY	$54.00	2,271		$ 122,634.00	$ -
7" CONCRETE ROUNDABOUT	SY	$49.00	1,198		$ 58,702.00	$ -
ROUNABOUT TRUCK APRON (STAMPED CONCRETE)	SY	$185.00	414		$ 76,590.00	$ -
6" LIME SUBGRADE (2' BOC)	SY	$3.35	86,081		$ 288,371.35	$ -
LIME MATERIAL (37 LBS/SY)	TON	$310.00	1,593		$ 493,830.00	$ -
4' MOISTURE BARRIER AT BACK OF CURB	SY	$1.25	24,352		$ 30,440.00	$ -
PAVEMENT HEADER	LF	$20.00	116		$ 2,320.00	$ -
SAWCUT & REMOVE CURB	LF	$35.00	145		$ 5,075.00	$ -
STAMPED CONCRETE PAVEMENT	SY	$175.00	235		$ 41,125.00	$ -
R2-1-30 (24"X30") SIGN	EA	$1,600.00	1		$ 1,600.00	$ -
YIELD SIGN (ROUNDABOUT)	EA	$2,100.00	4		$ 8,400.00	$ -
STOP SIGN	EA	$2,600.00	36		$ 93,600.00	$ -
STREET NAME SIGN	EA	$2,500.00	38		$ 95,000.00	$ -
DIRECTIONAL BARRIER FREE RAMP	EA	$2,250.00	10		$ 22,500.00	$ -
PERPENDICULAR BARRIER FREE RAMP	EA	$2,250.00	4		$ 9,000.00	$ -
STANDARD CELINA BARRIER FREE RAMP	EA	$2,150.00	63		$ 135,450.00	$ -
PAYMENT & PERFORMANCE BONDS	LS	$50,000.00	1		$ 50,000.00	$ -
2-YR MAINTENANCE BOND	LS	$10,000.00	1		$ 10,000.00	$ -
5' SIDEWALK (4")	LF	$33.00	6,756		$ 222,948.00	$ -
6' SIDEWALK (4")	LF	$39.60	2,546		$ 100,821.60	$ -
8' SIDEWALK (6")	LF	$57.00	1,754		$ 99,978.00	$ -
10' SIDEWALK (6")	LF	$71.25	1,366		$ 97,327.50	$ -
PAYMENT & PERFORMANCE BONDS - ALT	LS	$9,000.00	1	-	$ 9,000.00	$ -
2-YR MAINTENANCE BOND - ALT	LS	$1,600.00	1	-	$ 1,600.00	$ -
6" LIME SUBGRADE	SY	$6.70	(86,081)		$ (576,742.70)	$ -
6" LIME SUBGRADE (DUAL APP)	SY	$10.00	86,081		$ 860,810.00	$ -
BOND INCREASE	SY	$5,600.00	1	-	$ 5,600.00	$ -
TOTAL PAVEMENT					**$5,895,791**	**$0**

F. EROSION CONTROL

DESCRIPTION	*UNIT*	*UNIT PRICE*	PID QUANTITY	PRIVATE QUANTITY	*PID TOTAL*	*PRIVATE TOTAL*
CONSTRUCTION ENTRANCE	EA	$2,350.00	1.00	-	$ 2,350.00	$ -
SILT FENCE - WIRE BACK STEEL POSTS	LF	$1.65	-	11,078	$ -	$ 18,278.70
4' CURLEX BOC W/ SEED	LF	$0.75	45,870.00	-	$ 34,402.50	$ -
CURB INLET PROTECTION - 2 PANEL	EA	$110.60	86.00	-	$ 9,511.60	$ -
ALLEY INLET PROTECTION - 2 PANEL	EA	$95.00	3.00	-	$ 285.00	$ -
GRATE INLET PROTECTION - SILT FENCE	EA	$75.00	4.00	-	$ 300.00	$ -
SWPPP NOI/NOT SET UP	LS	$1,600.00	-	1	$ -	$ 1,600.00
SWPPP WEEKLY INSPECTIONS	MOS	$380.00	-	12	$ -	$ 4,560.00
TOTAL EROSION CONTROL					**$46,849**	**$24,439**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
NORTH SKY CELINA PID - IMPROVEMENT AREA 2 - EXHIBIT B
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

TOTAL AREA	136.82 AC
ROW AREA	25.49 AC
# OF LOTS	467

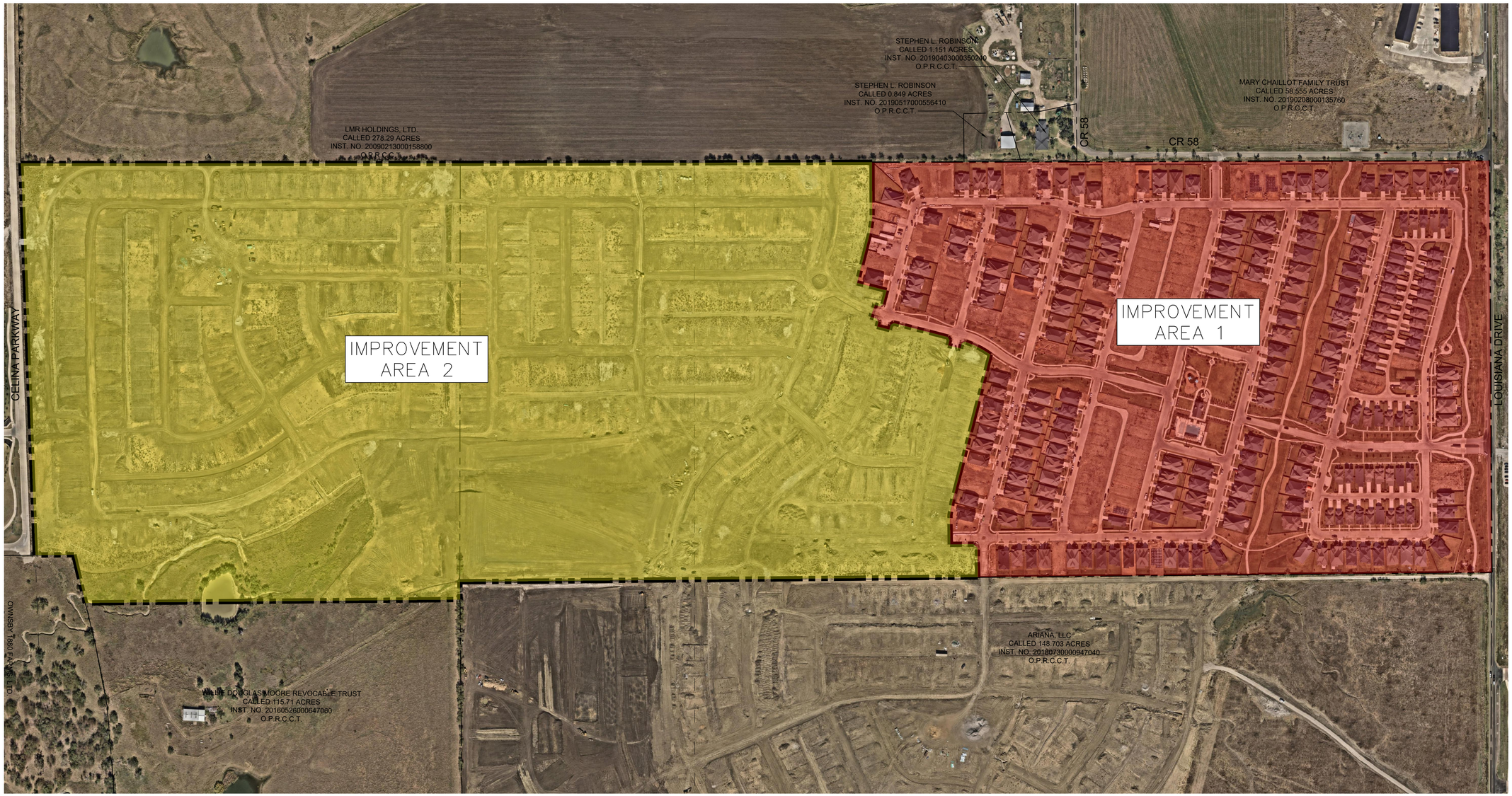
G. REGIONAL DETENTION DAM

DESCRIPTION	*UNIT*	*UNIT PRICE*	*PID QUANTITY*	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
MOBILIZATION	LS	$8,000.00	1.00	-	$ 8,000.00	$ -
UNCLASSIFIED EXCAVATION	CY	$3.00	1,300.00	-	$ 3,900.00	$ -
IMPORT DIRT FROM ACROSS EASEMENT (OFFROAD EQUIPMENT)	CY	$4.00	6,000.00	-	$ 24,000.00	$ -
PROCESS & COMPACT IMPORT	CY	$2.00	6,000.00	-	$ 12,000.00	$ -
GRADE POND & DAM	LS	$2,000.00	1.00	-	$ 2,000.00	$ -
DEMO & HAUL OF FLEXAMAT	SY	$40.00	843.00	-	$ 33,720.00	$ -
DEMO & HAUL OFF ALL OUTFALL	LS	$5,000.00	1.00	-	$ 5,000.00	$ -
GABION MATTRESS 12" DEPTH	SY	$195.00	666.00	-	$ 129,870.00	$ -
GABION MATTRESS 36" DEPTH	SY	$375.00	71.00	-	$ 26,625.00	$ -
RIP RAP 12" DEPTH	SY	$185.00	222.00	-	$ 41,070.00	$ -
WESTERN EXCELSIOR PP5-XTREME	SY	$105.00	2,100.00	-	$ 220,500.00	$ -
TOTAL EROSION CONTROL					**$506,685**	**$0**

H. MISCELLANEOUS & OTHER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*PID QUANTITY*	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
FINAL GEOTECHNICAL REPORT - STREETS AND ALLEYS	AC	$1,053.85	25.5	104.5	$ 26,873.08	$ 110,126.92
GEOTECHICAL TESTING - STREET EXCAVATION	LS	$1,339.94	26	104.5	$ 34,168.43	$ 140,023.57
GEOTECHICAL TESTING - UTILITIES	LS	$104,709.00	1	-	$ 104,709.00	$ -
GEOTECHICAL TESTING - PAVEMENT	LS	$75,190.00	1	-	$ 75,190.00	$ -
CITY INSPECTION (UTILITIES AND PAVING)	LS	$ 296,091.00	1	-	$ 296,091.00	$ -
LEGAL FEES	LS	$ 170,000.00	1	-	$ 170,000.00	$ -
TOTAL MISCELLANEOUS & OTHER					**$707,032**	**$250,150**

SUMMARY - DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA		*PID TOTAL*	*PRIVATE TOTAL*
A. CLEARING & EXCAVATION		$ 362,322.10	$ 3,055,567.26
B. WATER		$ 2,443,926.35	$ -
C. SEWER		$ 1,815,770.65	$ -
D. STORM SEWER		$ 3,457,568.50	$ -
E. PAVEMENT		$ 5,895,790.75	$ -
F. EROSION CONTROL		$ 46,849.10	$ 24,438.70
G. REGIONAL DETENTION DAM		$ 506,685.00	$ -
H. MISCELLANEOUS & OTHER		$ 707,031.51	$ 250,150.49
SUB-TOTAL		$ 15,235,943.96	$3,330,156
SURVEY, PLATTING, ENG., PERMITTING, & STAKING	10.0%	$ 1,523,594.40	$333,016
CONSTRUCTION MANAGEMENT	0.25%	$ 38,089.86	$8,325
MISC CITY FEES (IMPACT, CITY REVIEW, TREE MITIGATION)		$ 107,424.40	$2,540
MISCELLANEOUS & CONTINGENCY	3%	$ 457,078.32	$99,905
TOTAL DIRECT PUBLIC IMPROVEMENTS COST		**$17,362,131**	**$3,773,942**



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0 200' 400'
GRAPHIC SCALE 200'

LEGEND

- IMPROVEMENT AREA 1
- IMPROVEMENT AREA 2

EXHIBIT C
AERIAL

North Sky PID

Improvement Area 2

Celina, Texas
February 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

LMR HOLDINGS, LTD.
CALLED 276.26 ACRES
INST. NO. 20090274900158800
O.P.R.C.C.T.

CR 58

CELINA PARKWAY

IMPROVEMENT AREA 1

OWNSBY 1880 FARMS, LTD
CALLED 114.5 ACRES
VOL. 4332, PG. 1041
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 146.703 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

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0 150' 300'
GRAPHIC SCALE 150'

LEGEND

PROPERTY LIMITS

IA #2 ROADWAY

EXHIBIT D
ROADWAY IMPROVEMENTS

North Sky PID

Improvement Area 2

Celina, Texas
February 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

LMR HOLDINGS, LTD.
CALLED 278.26 ACRES
INST. NO. 20090274000158800
O.P.R.C.C.T.

CR 58

CELINA PARKWAY

IMPROVEMENT AREA 1

8" PARALLEL SEWER

8" PARALLEL SEWER

8" PARALLEL SEWER

8" PARALLEL SEWER

8" PARALLEL SEWER

OWNSBY 1980 FARMS, LTD.
CALLED 115.71 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 146.733 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

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0 150' 300'
GRAPHIC SCALE 150'

LEGEND

PROPERTY LIMITS

IA #2 SANITARY SEWER

EXHIBIT E
SANITARY SEWER

North Sky PID
Improvement Area 2

Celina, Texas
February 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

LMR HOLDINGS, LTD.
CALLED 278.26 ACRES
INST. NO. 20090274900158800
O.P.R.C.C.T.

CR 58

CELINA PARKWAY

IMPROVEMENT AREA 1

OWNSBY 1980 FARMS, LTD.
CALLED 115.71 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 140.703 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

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0 150' 300'
GRAPHIC SCALE 150'

LEGEND

- PROPERTY LIMITS
- IA #2 STORM SEWER
- POND IMPROVEMENTS

EXHIBIT F
STORM SEWER

North Sky PID
Improvement Area 2

Celina, Texas
February 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

LMR HOLDINGS, LTD.
CALLED 276.26 ACRES
INST. NO. 20090274900158800
O.P.R.C.C.T.

CR 58

CELINA PARKWAY

IMPROVEMENT AREA 1

12" WL

OWNER: 1980 FARMS, LTD.
CALLED 115.71 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 366, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 140.733 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

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0 150' 300'
GRAPHIC SCALE 150'

LEGEND

PROPERTY LIMITS
IA #2 WATERLINE

NOTES:

ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTES.

EXHIBIT G
WATER DISTRIBUTION SYSTEM

North Sky PID

Improvement Area 2

Celina, Texas
February 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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APPENDIX C-1
LEGAL DESCRIPTION – PID

Legal Description - PID

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, and the G. A. Wilson Survey, Abstract No. 1072, Collin County, Texas being a 153.177 Acre Tract to John T. Rasor as recorded in Volume 4327, Page 2386 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being at the northeast corner of said German Emigration Survey, said iron rod also being in the centerline of Spur 483 (Business 289), said iron rod also being at the southeast corner of a 59.555 Acre tract as recorded in Volume 2199, Page 592, D,R,C,C,T,
THENCE South 00 degrees 09 minutes 43 seconds East following the center line of said Spur 483 a distance of 1626.11 feet to a 1/2 inch iron rod set for corner;
THENCE South 89 degrees 37 minutes 15 seconds West following the general course of a wire fence a distance of 4074.68 feet to a bolt found in the top of a 12 inch dia. wood fence corner post;
THENCE North 00 degrees 11 minutes 22 seconds East following the general course of a wire fence a distance of 1653.08 feet to a 1/4 inch iron rod found for corner;
THENCE DUE EAST the general course of a wire fence a distance of 4064.53 feet to the POINT OF BEGINNING and containing 6,672,397 square feet or 153.177 acres of land.

BEING a 66.862 acre tract of land situated in the George A. Wilson Survey, Abstract No. 1072, and the MEP and PRR Co. Survey, Abstract No. 654, in Collin County, Texas, and being part of a 115.71 tract of land conveyed to Willie Douglas Moore, Trustee of the Willie Douglas Moore Revocable Trust and recorded in Collin County Clerk No. 20160526000647060 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a Bolt found for corner in a fence post at the northwest corner of a 35' access easement as recorded in Collin County Document No. 94-0073233 and in Collin County Document No. 99-0002867 of the Official Public Records of Collin County, Texas and said Bolt being the southwest corner of a called 153.177 acre tract of land as conveyed to Chi Chu Chan, Tsun Huei Chan, and Paul Chan and recorded in Volume 5404, Page 5581 of the Deed Records of Collin County, Texas;

THENCE S 00°36'40" E a distance of 70.00' to a capped 1/2" iron rod stamped "4613" set for the southeast corner;

THENCE S 89°29'14" W across the called 115.71 acre tract of land a distance of 1479.14' to a capped 1/2" iron rod stamped "4613" set for corner in the east line of a called 174.64 acre tract of land as conveyed to Ownsby 1880 Farms, LTD. and recorded in Volume 4332, Page 1047 of the Deed records of Collin County Texas;

THENCE N 13°30'40" W a distance of 195.48' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 89°38'20" W a distance of 152.20' to a 1" Pipe found for the southeast corner of a called 161.190 acre tract of land as conveyed to Dynavest Joint Venture in Volume 288, Page 125 of the Deed Records of Collin County, Texas;

THENCE N 02°06'19" W a distance of 1548.42' to a capped 1/2" iron rod stamped "4613" set for the southwest corner of a called 155.26 acre tract of land as conveyed to LMR Holdings, LTD and recorded in Collin County Clerk No. 20090213000158800 of Official Public Records of Collin County, Texas;

THENCE S 89°59'40" E a distance of 1734.20' to a capped 1/2" iron rod stamped "4613" set for the northwest corner of the called 153.177 acre tract of land;

THENCE S 00°02'20" W a distance of 1688.08' to the POINT OF BEGINNING and containing 2,912,529 Square Feet or 66.862 acres of land.

APPENDIX C-2
LEGAL DESCRIPTION – IMPROVEMENT AREA #1

PROPERTY METES AND BOUNDS DESCRIPTION

IMPROVEMENT AREA #1
LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, and being part of a 153.177 acre tract of land as conveyed to CCD-North Sky, LLC in County Clerk No. 20210325000596630 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the centerline of Spur 483 (Business 289) at a Mag Nail found for corner, and said Mag Nail being at the northeast corner of said German Emigration Survey, and said Mag Nail also being at the southeast corner of a 57.555 acre tract as recorded in County Clerk No. 20190208000135760 of the Official Public Records of Collin County, Texas;

THENCE South 0 degrees 18 minutes 44 seconds East following the center line of said Spur 483 a distance of 1626.11' to a Mag Nail found for corner;

THENCE S 89°28'14" W with the southline of the called 153.177 acre tract of land a distance of 2029.92' to a 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of the hereto described tract;

THENCE N 00°31'46" W a distance of 115.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 45°31'46" W a distance of 21.21' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°28'14" W a distance of 92.17' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 00°31'46" W a distance of 113.95' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 09°19'26" E a distance of 53.74' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 601.90' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left with an arc length of 113.14', with a radius of 375.00', with a chord bearing of N 62°58'14" W, with a chord length of 112.72', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 61°02'30" W a distance of 13.75' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 20.92' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 21.24' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 30°32'13" W a distance of 14.14' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 220.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 59°27'47" W a distance of 14.14' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 19.10' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 19.10' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 30°14'08" W a distance of 14.22' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 24.24', with a radius of 425.00', with a chord bearing of N 72°37'47" W, with a chord length of 24.24', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 19°00'15" E a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 20.28', with a radius of 375.00', with a chord bearing of S 72°32'42" E, with a chord length of 20.27', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 59°48'11" E a distance of 14.06' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 57.91' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 120.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 195.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 09°30'27" E a distance of 65.24' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 00°09'01" W a distance of 222.85' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the north line of said 153.177 acre tract of land;

THENCE N 89°50'58" E a distance of 2438.29' to the POINT OF BEGINNING and containing 3,624,995 Square Feet or 83.218 acres of land.

TRACT 2: (Easement Estate)

Non-exclusive easement rights created by that certain easement for right-of-way filed 05/05/1958, recorded in Volume 539, Page 86, and by easement for right-of-way filed 03/19/1990, recorded in Volume 3235, Page 921, Deed Records, Collin County, Texas.

APPENDIX C-3
LEGAL DESCRIPTION – MAJOR IMPROVEMENT AREA

PROPERTY METES AND BOUNDS DESCRIPTION

MAJOR IMPROVEMENT AREA
LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, the George A. Wilson Survey, Abstract No. 1072, and the MEP and PRR Co. Survey, Abstract No. 654, in Collin County, Texas, and being part of Tract 2, a 66.862 tract of land, and Tract 1, a 153.177 acre tract of land as conveyed to CCD-North Sky, LLC in County Clerk No. 20210325000596630 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a Bolt found for corner in a fence post at the northwest corner of a 35' access easement as recorded in Collin County Document No. 94-0073233 and in Collin County Document No. 99-0002867 of the Official Public Records of Collin County, Texas and said Bolt being the southwest corner of said Tract 1, the called 153.177-acre tract of land;

THENCE S 00°36'40" E a distance of 70.00' to a capped 1/2" iron rod stamped "4613" found for the southeast corner said Tract 2, the called 66.862 tract of land;

THENCE S 89°29'14" W a distance of 1479.14' to a capped 1/2" iron rod stamped "4613" found for corner in the east line of a called 174.64-acre tract of land as conveyed to Ownsby 1880 Farms, LTD. and recorded in Volume 4332, Page 1047 of the Deed records of Collin County Texas;

THENCE N 13°30'40" W a distance of 195.48' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 89°38'20" W a distance of 152.20' to a 1" Pipe found for the southeast corner of a called 161.190 acre tract of land as conveyed to Dynavest Joint Venture in Volume 2288, Page 125 of the Deed Records of Collin County, Texas;

THENCE N 02°06'19" W a distance of 1548.42' to a wood corner post found for the southwest corner of a called 155.26 acre tract of land as conveyed to LMR Holdings, LTD. and recorded in Collin County Clerk No. 20090213000158800 of Official Public Records of Collin County, Texas;

THENCE S 89°59'40" E a distance of 1734.20' to a 1/2" iron rod found for the northwest corner of the called 153.177 acre tract of land;

THENCE N 89°50'58" E a distance of 1626.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°09'01" E a distance of 222.85' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 09°30'27" W a distance of 65.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 195.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 120.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 57.91' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 59°48'11" W a distance of 14.06' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 20.28', with a radius of 375.00', with a chord bearing of N 72°32'42" W, with a chord length of 20.27', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 19°00'15" W a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 24.24', with a radius of 425.00', with a chord bearing of S 72°37'47" E, with a chord length of 24.24', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 30°14'08" E a distance of 14.22' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 19.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 19.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 59°27'47" E a distance of 14.14' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 220.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 30°32'13" E a distance of 14.14' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 21.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 20.92' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 61°02'30" E a distance of 13.75' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 113.14', with a radius of 375.00', with a chord bearing of S 62°58'14" E, with a chord length of 112.72', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 601.90' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 09°19'26" W a distance of 53.74' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°31'46" E a distance of 113.95' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 89°28'14" E a distance of 92.17' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 45°31'46" E a distance of 21.21' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°31'46" E a distance of 115.00' to a capped 1/2" iron rod stamped "4613" set for corner set in the south line of the said 153.177 acre tract of land;

THENCE S 89°28'14" W a distance of 2044.76' to the POINT OF BEGINNING and containing 5,961,814 Square Feet or 136.864 acres of land.

TRACT 2: (Easement Estate)

Non-exclusive easement rights created by that certain easement for right-of-way filed 05/05/1958, recorded in Volume 539, Page 86, and by easement for right-of-way filed 03/19/1990, recorded in Volume 3235, Page 921, Deed Records, Collin County, Texas.

APPENDIX C-4
LEGAL DESCRIPTION – IMPROVEMENT AREA #2

LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, the George A. Wilson Survey, Abstract No. 1072, and the MEP and PRR Co. Survey, Abstract No. 654, in Collin County, Texas, and being part of Tract 2, a 66.862 tract of land, and Tract 1, a 153.177 acre tract of land as conveyed to CCD-North Sky, LLC in County Clerk No. 20210325000596630 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a Bolt found for corner in a fence post at the northwest corner of a 35' access easement as recorded in Collin County Document No. 94-0073233 and in Collin County Document No. 99-0002867 of the Official Public Records of Collin County, Texas and said Bolt being the southwest corner of said Tract 1, the called 153.177-acre tract of land;

THENCE S 00°36'40" E a distance of 70.00' to a capped 1/2" iron rod stamped "4613" found for the southeast corner said Tract 2, the called 66.862 tract of land;

THENCE S 89°29'14" W a distance of 1479.14' to a capped 1/2" iron rod stamped "4613" found for corner in the east line of a called 174.64-acre tract of land as conveyed to Ownsby 1880 Farms, LTD. and recorded in Volume 4332, Page 1047 of the Deed records of Collin County Texas;

THENCE N 13°30'40" W a distance of 195.48' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 89°38'20" W a distance of 152.20' to a 1" Pipe found for the southeast corner of a called 161.190 acre tract of land as conveyed to Dynavest Joint Venture in Volume 2288, Page 125 of the Deed Records of Collin County, Texas;

THENCE N 02°06'19" W a distance of 1548.42' to a wood corner post found for the southwest corner of a called 155.26 acre tract of land as conveyed to LMR Holdings, LTD. and recorded in Collin County Clerk No. 20090213000158800 of Official Public Records of Collin County, Texas;

THENCE S 89°59'40" E a distance of 1734.20' to a 1/2" iron rod found for the northwest corner of the called 153.177 acre tract of land;

THENCE N 89°50'58" E a distance of 1626.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°09'01" E a distance of 222.85' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 09°30'27" W a distance of 65.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 195.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 120.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 57.91' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 59°48'11" W a distance of 14.06' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 20.28', with a radius of 375.00', with a chord bearing of N 72°32'42" W, with a chord length of 20.27', to a capped 1/2" iron rod stamped "4613" set for corner;

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THENCE with said non-tangent curve to the left with an arc length of 24.24', with a radius of 425.00', with a chord bearing of S 72°37'47" E, with a chord length of 24.24', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 30°14'08" E a distance of 14.22' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 19.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner;

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THENCE N 59°27'47" E a distance of 14.14' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 220.00' to a capped 1/2" iron rod stamped "4613" set for corner;

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TRACT 2: (Easement Estate)

Non-exclusive easement rights created by that certain easement for right-of-way filed 05/05/1958, recorded in Volume 539, Page 86, and by easement for right-of-way filed 03/19/1990, recorded in Volume 3235, Page 921, Deed Records, Collin County, Texas.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

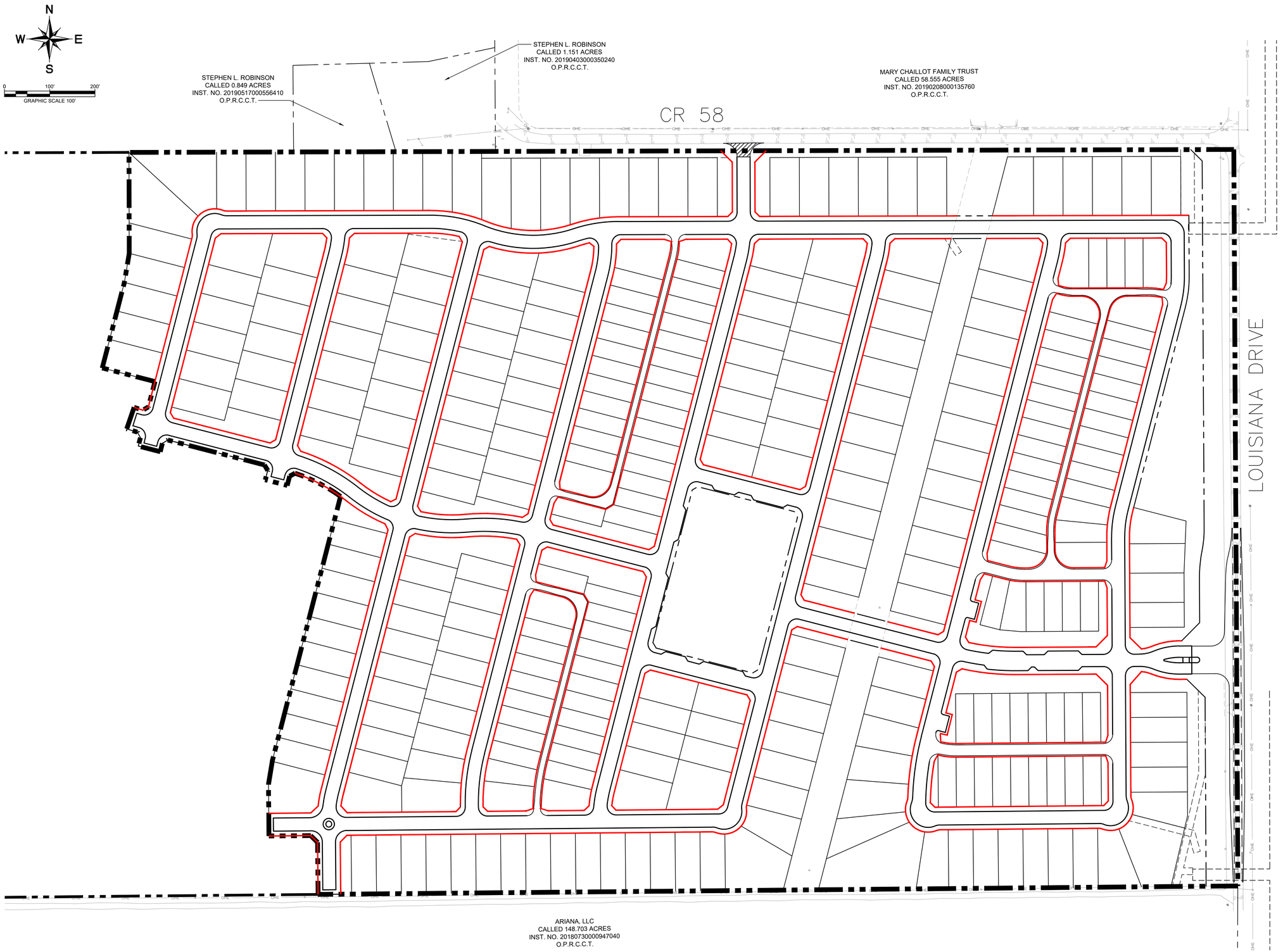

EXHIBIT K
EROSION CONTROL

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

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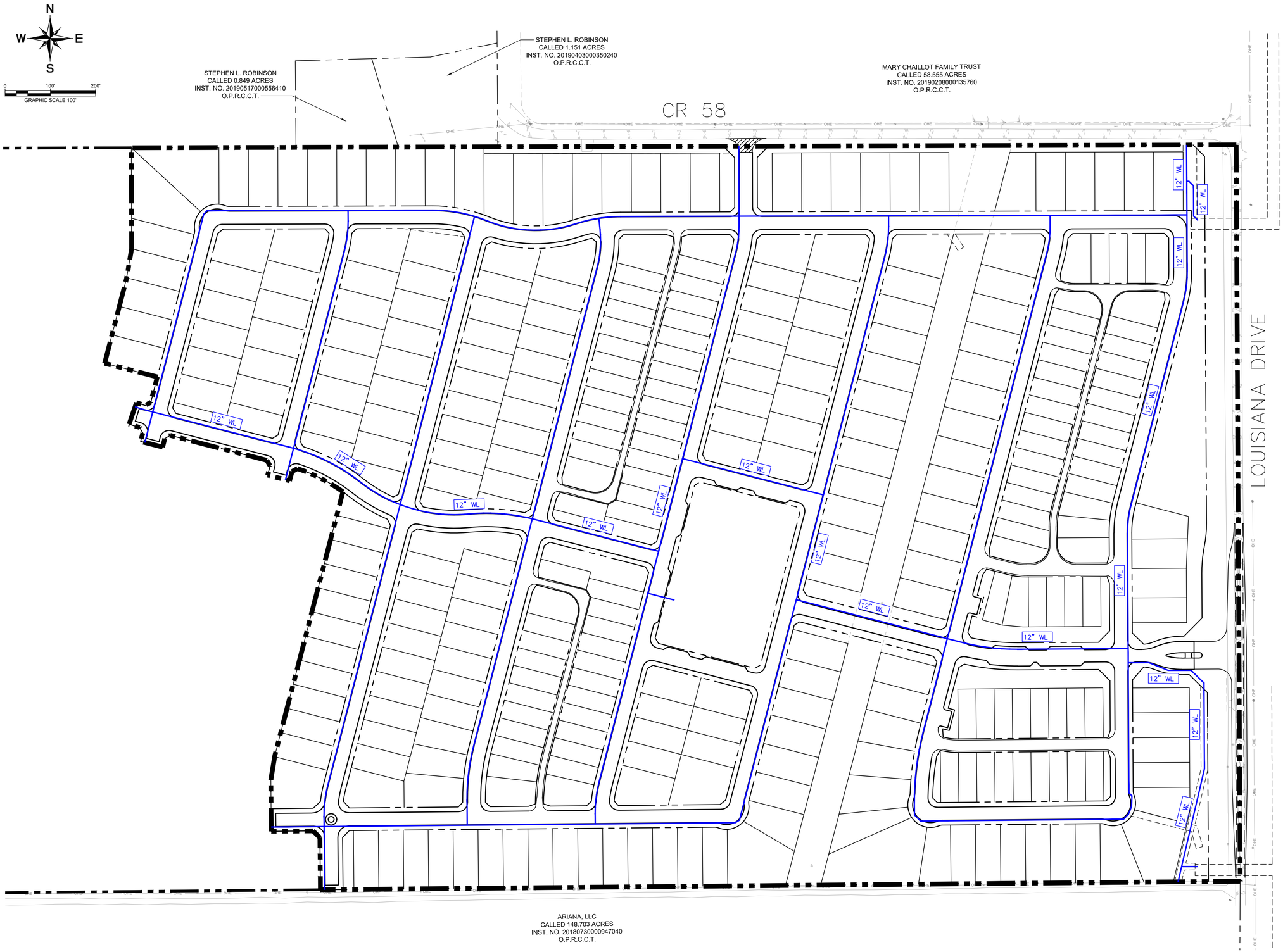

LEGEND

- PROPERTY LIMITS
- PHASE 1 WATER LINES

NOTES:

ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTED.

EXHIBIT J
WATER DISTRIBUTION SYSTEM

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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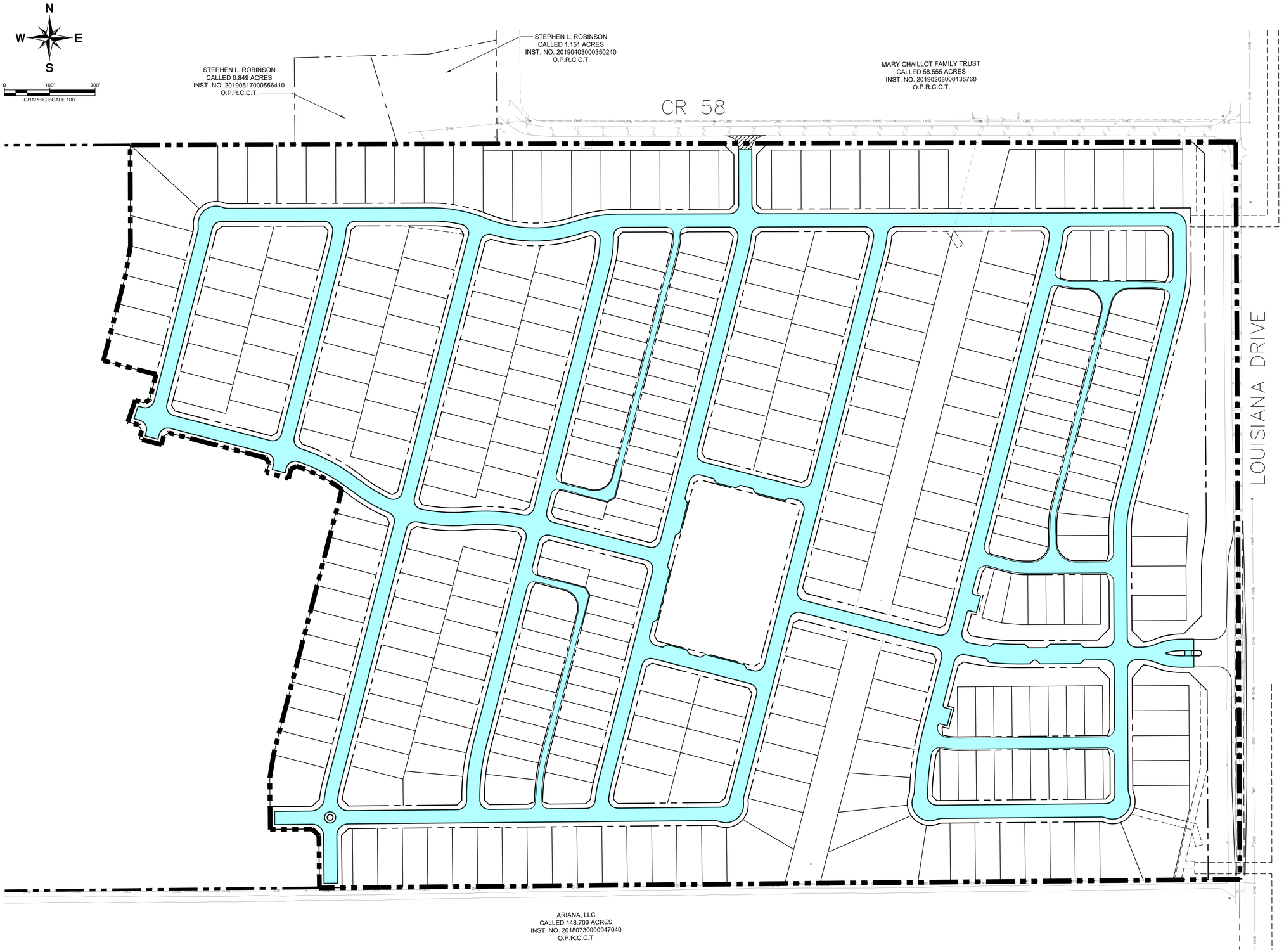

LEGEND

- PROPERTY LIMITS
- PHASE 1 ROADWAY AREAS CONTAINING STORM IMPROVEMENTS

EXHIBIT I
STORM SEWER
FOR MINOR AREA

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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N
W E
S
0 200' 400'
GRAPHIC SCALE 200'

LMR HOLDINGS, LTD.
CALLED 278.29 ACRES
INST. NO. 20090213000158800
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

MARY CHAILLOT FAMILY TRUST
CALLED 58.555 ACRES
INST. NO. 20190208000135760
O.P.R.C.C.T.

CR 58

OHE

8" PARALLEL SEWER

LOUISIANA DRIVE

CALLED 653 ACRES
VOL. 29, PG. 486
D.R.C.C.T.

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 148.703 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

OWNSBY 1880 FARMS, LTD.
CALLED 174.64 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

LEGEND

- PROPERTY LIMITS
- PHASE 1 SANITARY SEWER LINES
- PHASE 2 SANITARY SEWER LINES
- ONSITE HUBBARD IMPROVEMENT SEWER (CITY REIMBURSED)
- OFFSITE SEWER

EXHIBIT H
SANITARY SEWER

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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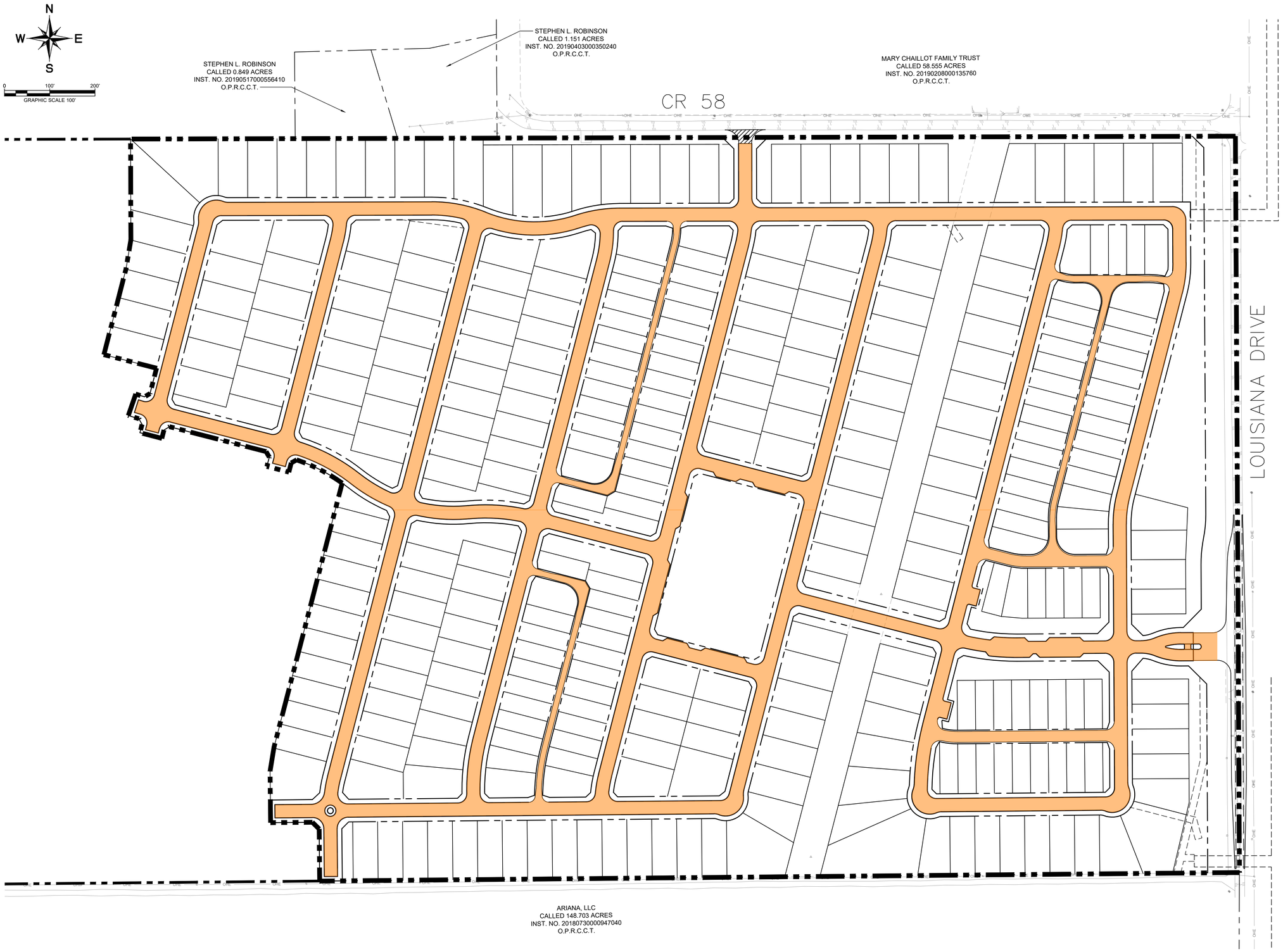
File Path: K:\FRI_Civil\063249700 – North Sky Celina\Cad\Phase 1\Exhibits\PlanSheets\Phase 1 PID MINOR IMPROVEMENTS Exhibits.dwg



LEGEND

- PROPERTY LIMITS
- PHASE 1 ROADWAY

EXHIBIT G
ROADWAY IMPROVEMENTS

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
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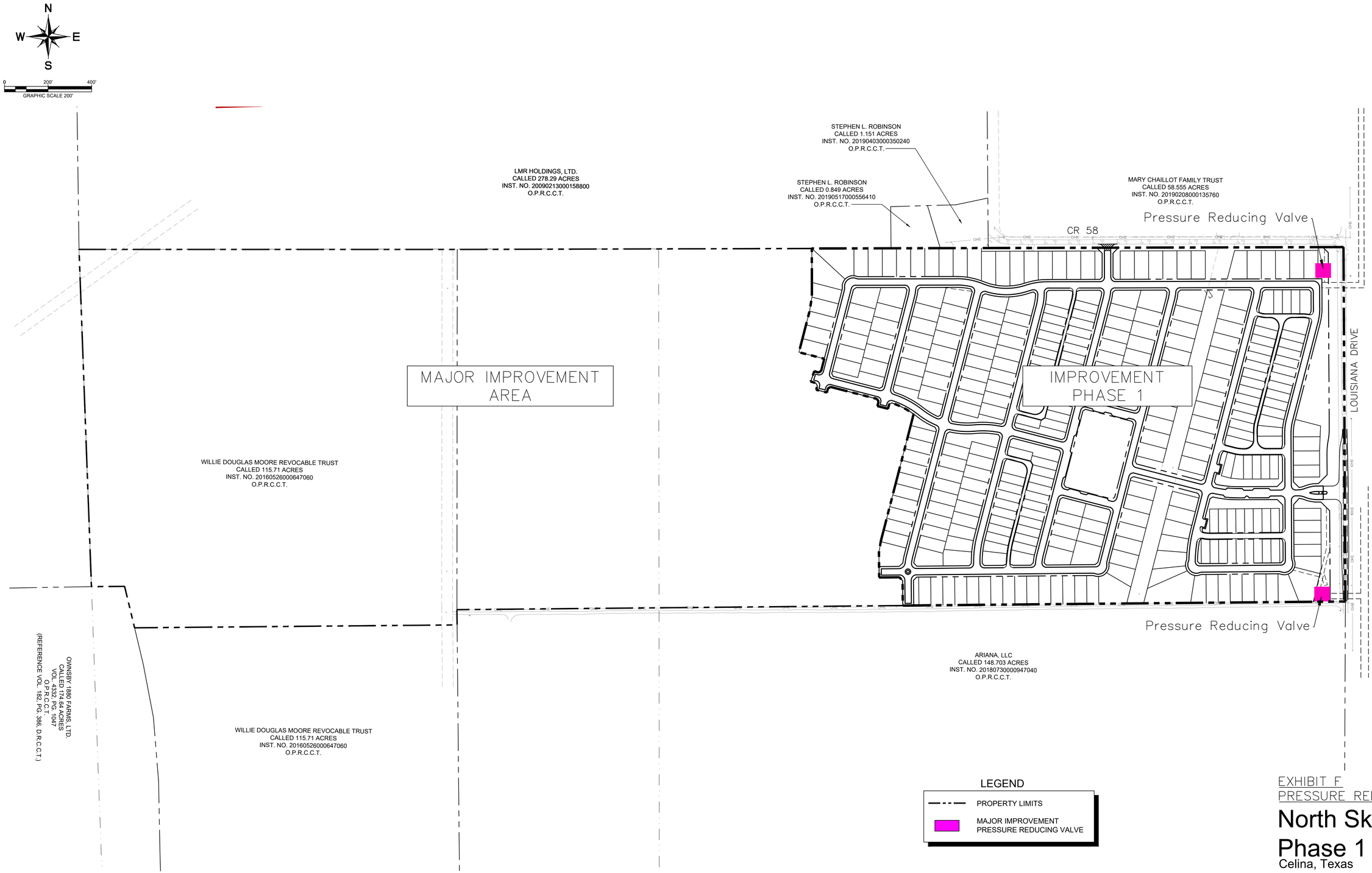

LEGEND

- PROPERTY LIMITS
- MAJOR IMPROVEMENT PRESSURE REDUCING VALVE

EXHIBIT F
PRESSURE REDUCING VALVES

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
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File Path: K:\FRI_Civil\063249700 – North Sky Celina\Cad\Phase 1\Exhibits\PlanSheets\Phase 1 PID Exhibits.dwg

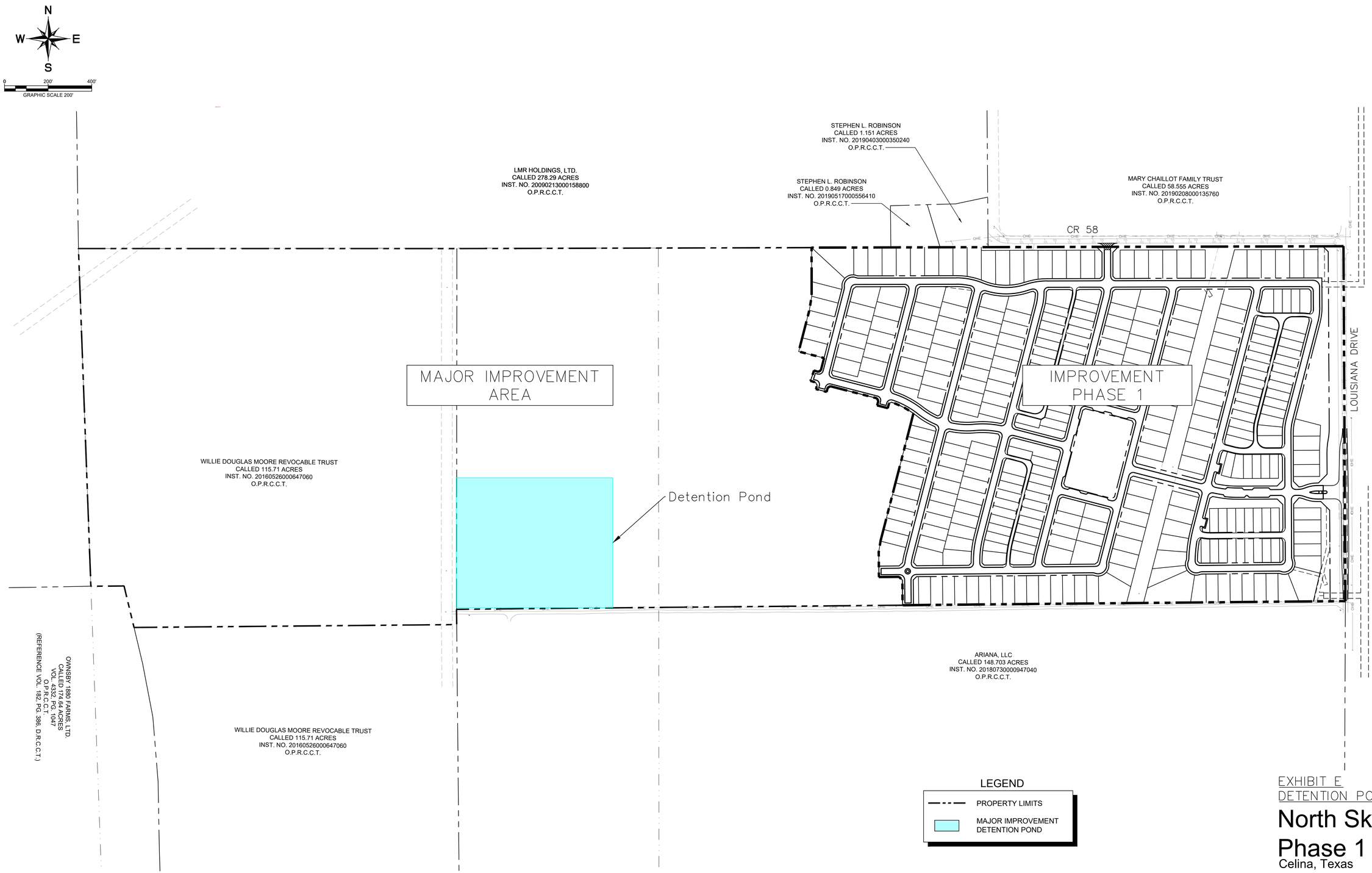

EXHIBIT E
DETENTION POND

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

File Path: K:\FRI_Civil\063249700 – North Sky Celina\Cad\Phase 1\Exhibits\PlanSheets\Phase 1 PID Exhibits.dwg

N
W E
S

0 200' 400'
GRAPHIC SCALE 200'

STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

LMR HOLDINGS, LTD.
CALLED 278.29 ACRES
INST. NO. 20090213000158800
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

MARY CHAILLOT FAMILY TRUST
CALLED 58.555 ACRES
INST. NO. 20190208000135760
O.P.R.C.C.T.

CR 58

OHE

MAJOR IMPROVEMENT AREA

IMPROVEMENT PHASE 1

LOUISIANA DRIVE

CALLED 653 ACRES
VOL. 29, PG. 486
D.R.C.C.T.

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

OWNSBY 1880 FARMS, LTD.
CALLED 174.64 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 162, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 148.703 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

LEGEND

PROPERTY LIMITS

MAJOR IMPROVEMENT ROADWAY

EXHIBIT D
LOUISIANA DRIVE IMPROVEMENTS

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

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PROPOSED WASTEWATER LINES TO BE CONSTRUCTED BY LEGACY HILLS

FUTURE LEGACY DRIVE

FUTURE CELINA PKWY

BASE COST (BY DEVELOPER - 70.35% PID ELIGIBLE)
BASE COST (ASHTON WOODS REIMBURSEMENT - 29.65%)
OVERSIZE COST - BY CITY OF CELINA

ASHTON WOODS TRACT

PID ELIGIBLE OFFSITE SEWER IMPROVEMENTS

MAJOR IMPROVEMENT AREA

NORTH SKY CELINA PHASE 1

HUBBARD TRACT

WASTEWATER TREATMENT PLANT

FUTURE G A MOORE PKWY

PROPOSED WASTEWATER TREATMENT PLANT TO BE CONSTRUCTED BY LEGACY HILLS

FEMA ZONE "A" 100-YR FLOOD PLAIN

FUTURE DEVELOPMENT AREA

OWNSBY 1880 FARMS TRACT

MOORE TRACT

ARIANA TRACT

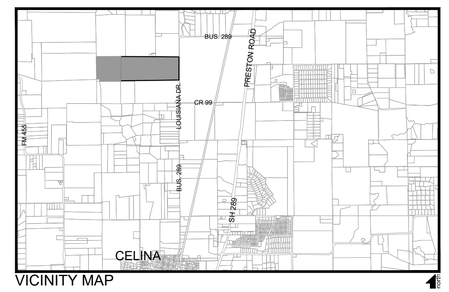
BASE COST (BY DEVELOPER - PID ELIGIBLE)
OVERSIZE COST - BY CITY OF CELINA

LOUISIANA STREET

GRAPHIC SCALE IN FEET
0 250 500 1000
1"=500' @ 22x34

LEGEND

- OFFSITE SANITARY SEWER
- PROPERTY LIMITS
- PHASE BOUNDARY



VICINITY MAP

EXHIBIT "C"
OFFSITE WASTEWATER IMPROVEMENTS

North Sky Celina

February 2022

Plotted By:Kane, Kevin Date:February 02, 2022 11:48:00am File Path: K:\FRI_Civil\063248100 - Chan-Moore\Cad\Exhibits\PlanSheets\Zoning\Exhibit C - offsite sewer PID Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

LMR HOLDINGS, LTD.
CALLED 276.26 ACRES
INST. NO. 20090274900158800
O.P.R.C.C.T.

CR 58

CELINA PARKWAY

IMPROVEMENT AREA 1

OWNSBY 1880 FARMS, LTD
CALLED 114.5 ACRES
VOL. 4332, PG. 1041
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 146.703 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

N
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0 150' 300'
GRAPHIC SCALE 150'

LEGEND

PROPERTY LIMITS

IA #2 ROADWAY

EXHIBIT D
ROADWAY IMPROVEMENTS

North Sky PID

Improvement Area 2

Celina, Texas
February 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

LMR HOLDINGS, LTD.
CALLED 276.26 ACRES
INST. NO. 20090274000158800
O.P.R.C.C.T.

CR 58

CELINA PARKWAY

IMPROVEMENT AREA 1

8" PARALLEL SEWER

8" PARALLEL SEWER

8" PARALLEL SEWER

8" PARALLEL SEWER

8" PARALLEL SEWER

OWNSBY 1980 FARMS, LTD.
CALLED 151.7 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 366, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 140.733 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

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0 150' 300'
GRAPHIC SCALE 150'

LEGEND

PROPERTY LIMITS

IA #2 SANITARY SEWER

EXHIBIT E
SANITARY SEWER

North Sky PID
Improvement Area 2

Celina, Texas
February 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

LMR HOLDINGS, LTD.
CALLED 278.26 ACRES
INST. NO. 20090274900158800
O.P.R.C.C.T.

CR 58

CELINA PARKWAY

IMPROVEMENT AREA 1

OVNSBY 1980 FARMS, LTD.
CALLED 115.71 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 140.703 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

N
W E
S

0 150' 300'
GRAPHIC SCALE 150'

LEGEND

- PROPERTY LIMITS
- IA #2 STORM SEWER
- POND IMPROVEMENTS

EXHIBIT F
STORM SEWER

North Sky PID
Improvement Area 2

Celina, Texas
February 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

LMR HOLDINGS, LTD.
CALLED 276.26 ACRES
INST. NO. 20090274900158800
O.P.R.C.C.T.

CR 58

CELINA PARKWAY

IMPROVEMENT AREA 1

12" WL

OWNER: 1980 FARMS, LTD.
CALLED 115.71 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 366, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 140.703 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

N
W E
S

0 150' 300'
GRAPHIC SCALE 150'

LEGEND

PROPERTY LIMITS
IA #2 WATERLINE

NOTES:

ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTES.

EXHIBIT G
WATER DISTRIBUTION SYSTEM

North Sky PID

Improvement Area 2

Celina, Texas
February 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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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 ***North Sky 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 65 feet, as provided by the development standards shown in the Development Agreement.

"Lot Type 2" means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 55 feet, as provided by the development standards shown in the Development Agreement.

"Lot Type 3" means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet, as provided by the development standards shown in the Development Agreement.

A) Proposed Development

Table F-1.1 shows the original proposed residential units to be developed within the PID.

Table F-1.1
Proposed Development within the PID - Original

Description	Proposed Development	
Single-Family - 65 Ft	234	Units
Single-Family - 55 Ft	326	Units
Single-Family - 40 Ft	226	Units
Total	**786**	**Units**

Table F-1.2 shows the revised proposed residential units to be developed within the PID.

Table F-1.2
Proposed Development within the PID - Revised

Description	Proposed Development	
Single-Family - 65 Ft	236	Units
Single-Family - 55 Ft	327	Units
Single-Family - 40 Ft	226	Units
Total	**789**	**Units**

Table F-2 shows the proposed residential units within Improvement Area #1.

Table F-2
Proposed Development – Improvement Area #1

Description	Proposed Development	
Single-Family - 65 Ft	109	Units
Single-Family - 55 Ft	102	Units
Single-Family - 40 Ft	111	Units
Total	**322**	**Units**

Table F-3.1 shows the original proposed residential units within the Major Improvement Area.

Table F-3.1
Proposed Development –Major Improvement Area - Original

Description	Proposed Development	
Single-Family - 65 Ft	125	Units
Single-Family - 55 Ft	224	Units
Single-Family - 40 Ft	115	Units
Total	**464**	**Units**

Table F-3.1 shows the revised proposed residential units within the Major Improvement Area.

Table F-3.2
Proposed Development –Major Improvement Area - Revised

Description	Proposed Development	
Single-Family - 65 Ft	127	Units
Single-Family - 55 Ft	225	Units
Single-Family - 40 Ft	115	Units
Total	**467**	**Units**

Table F-4 shows the proposed residential units within Improvement Area #2.

Table F-4
Proposed Development – Improvement Area #2

Description	Proposed Development	
Single-Family - 65 Ft	127	Units
Single-Family - 55 Ft	225	Units
Single-Family - 40 Ft	115	Units
Total	**467**	**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 the Improvement Area #1 Projects and the Major Improvement Area Projects to be financed with (i) the Improvement Area #1 Bonds and (ii) the Major Improvement Area Bonds, respectively, shall be allocated to the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property by spreading the entire respective Assessment across the Parcels within Improvement Area #1 and the Major Improvement Area based on the estimated Equivalent Units at the time the Improvement Area #1 Assessments and Major Improvement Area Assessments were levied.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Improvement Area #1 Assessed Property, Major Improvement Area Assessed Property, and the Improvement Area #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., 65 Ft, 55 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 (65 Ft Lots) representing the highest value to Lot Type 3 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-5. 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 (65 Ft Lots) to 1.0.

Table F-5.1 shows the Equivalent Unit factors used to allocate Assessments related to Improvement Area #1 and the Major improvement Area.

Table F-5.1
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (65 Ft)	$510,000	1.00	per dwelling unit
Lot Type 2 (55 Ft)	$450,000	0.88	per dwelling unit
Lot Type 3 (40 Ft)	$375,000	0.74	per dwelling unit

Table F-5.2 shows the Improvement Area #2 Equivalent Unit factors used to allocate Assessments related to Improvement Area #2.

Table F-5.2
Improvement Area #2 Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (65 Ft)	$693,000	1.00	per dwelling unit
Lot Type 2 (55 Ft)	$631,000	0.91	per dwelling unit
Lot Type 3 (40 Ft)	$424,000	0.61	per dwelling unit

The total original estimated Equivalent Units for the Major Improvement Area are shown in Table F-6 as calculated based on the Equivalent Unit factors shown in Table F-5.1, estimated Lot Types and number of units estimated to be built within the Major Improvement Area at the time the Major Improvement Area Assessments were levied.

Table F-6
Estimated Equivalent Units –Major Improvement Area - Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (65 Ft)	125	1.00	125.00
Lot Type 2 (55 Ft)	224	0.88	197.12
Lot Type 3 (40 Ft)	115	0.74	85.10
Total Equivalent Units	**464**		**407.22**

The total estimated Equivalent Units for Improvement Area #1 are shown in Table F-7 as calculated based on the Equivalent Unit factors shown in Table F-5.1, estimated Lot Types and number of units estimated to be built within Improvement Area #1.

Table F-7
Estimated Equivalent Units - Improvement Area #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (65 Ft)	109	1.00	109.00
Lot Type 2 (55 Ft)	102	0.88	89.76
Lot Type 3 (40 Ft)	111	0.74	82.14
Total Equivalent Units	**322**		**280.90**

The total estimated Improvement Area #2 Equivalent Units are shown in Table F-8 as calculated based on the Improvement Area #2 Equivalent Unit factors shown in Table F-5.2, estimated Lot Types and number of units estimated to be built within Improvement Area #2.

Table F-8
Estimated Equivalent Units - Improvement Area #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (65 Ft)	127	1.00	127.00
Lot Type 2 (55 Ft)	225	0.91	204.75
Lot Type 3 (40 Ft)	115	0.61	70.15
Total Equivalent Units	**467**		**401.90**

C) Allocation of Assessments to Lots within the Major Improvement Area

As shown in Section IV of this Service and Assessment Plan, the total amount of the Major Improvement Area Bonds, which represents the total Assessment to be allocated on all Parcels within the Major Improvement Area, is $3,452,000. As shown in Table F-6, there was originally a total of 407.22 estimated Equivalent Units in the Major Improvement Area, resulting in an Assessment per Equivalent Unit of $8,476.99.

The Assessment per dwelling unit or acre is calculated as the product of (i) $8,476.99 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $8,476.99 (i.e. $8,476.99 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $7,459.75 (i.e. $8,476.99 x 0.88). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $6,272.97 (i.e. $8,476.99 x 0.74). Table F-8 sets forth the original Assessment per dwelling unit for each Lot Type in the Major Improvement Area.

Table F-9
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 (65 Ft)	125	$8,476.99	1.00	$8,476.99	per dwelling unit	$1,059,624
Lot Type 2 (55 Ft)	224	$8,476.99	0.88	$7,459.75	per dwelling unit	$1,670,984
Lot Type 3 (40 Ft)	115	$8,476.99	0.74	$6,272.97	per dwelling unit	$721,392
Total	**464**					**$3,452,000**

The total outstanding amount of the Major Improvement Area Assessments, after the payment of the Annual Installments due January 31, 2026, which represents the total Major Improvement Area Assessment to be allocated on all Parcels of Major Improvement Area Assessed Property, is $3,272,000. See Tables F-21, F-22 and F-23 for the outstanding Major Improvement Area Assessment allocable to the lots within Improvement Area #2. The outstanding Major Improvement Area Assessment is less than the outstanding Major Improvement Area Bonds due to the payment of the January 31, 2026 Annual Installment. The Annual Installments due January 31, 2026, will be used to pay debt service on the Major Improvement Area Bonds due in 2026.

The original projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-10.

Table F-10
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)
Lot Type 1 (65 Ft)	125	$80,000	$510,000	$8,476.99	9.44	60.16
Lot Type 2 (55 Ft)	224	$66,000	$450,000	$7,459.75	8.85	60.32
Lot Type 3 (40 Ft)	115	$49,400	$375,000	$6,272.97	7.88	59.78

The original 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-11.

Table F-11
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)
Lot Type 1 (65 Ft)	125	$80,000	$510,000	$815.12	$1.019	$0.160
Lot Type 2 (55Ft)	224	$66,000	$450,000	$717.30	$1.087	$0.159
Lot Type 3 (40 Ft)	115	$49,400	$375,000	$603.19	$1.221	$0.161

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, 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 Improvement Area #1 - Original

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 Bonds and the obligation under the Improvement Area #1 Reimbursement Agreement, which represents the original total Assessment to be allocated on all Parcels within Improvement Area #1, is $12,765,000. As shown in Table F-7, there are a total of 280.90 estimated Equivalent Units in Improvement Area #1, resulting in an original Assessment per Equivalent Unit of $45,443.22.

The original Assessment per dwelling unit or acre is calculated as the product of (i) $45,443.22 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the

original Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $45,443.22 (i.e. $45,443.22 x 1.00). The original Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $39,990.03 (i.e. $45,443.22 x 0.88). The original Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $33,627.98 (i.e. $45,443.22 x 0.74). Table F-12 sets forth the original Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table F-12
Assessment per Unit – Improvement Area #1 – Original

Type	Planned No. of units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (65 Ft)	109	$45,443.22	1.00	$45,443.22	per dwelling unit	$4,953,311
Lot Type 2 (55 Ft)	102	$45,443.22	0.88	$39,990.03	per dwelling unit	$4,078,983
Lot Type 3 (40 Ft)	111	$45,443.22	0.74	$33,627.98	per dwelling unit	$3,732,706
Total	**322**					**$12,765,000**

The original projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-13.

Table F-13
Projected Leverage – Improvement Area #1 - 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)
Lot Type 1 (65 Ft)	109	$80,000	$510,000	$45,443.22	1.76	11.22
Lot Type 2 (55 Ft)	102	$66,000	$450,000	$39,990.03	1.65	11.25
Lot Type 3 (40 Ft)	111	$49,400	$375,000	$33,627.98	1.47	11.15

The original 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 – Improvement Area #1 – 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)
Lot Type 1 (65 Ft)	109	$80,000	$510,000	$3,554.94	$4.444	$0.697
Lot Type 2 (55Ft)	102	$66,000	$450,000	$3,128.35	$4.740	$0.695
Lot Type 3 (40 Ft)	111	$49,400	$375,000	$2,630.66	$5.325	$0.702

E) Allocation of Assessments to Lots within Improvement Area #1 - Outstanding

The total outstanding amount of the Improvement Area #1 Assessments, after the payment of the Annual Installments due January 31, 2026, which represents the total Improvement Area #1 Assessment to be allocated on all Parcels of Improvement Area #1 Assessed Property, is $12,080,000. The outstanding Improvement Area #1 Assessment is less than the outstanding Improvement Area #1 Bonds due to the payment of the January 31, 2026 Annual Installment. The Annual Installments due January 31, 2026, will be used to pay debt service on the Improvement Area #1 Bonds due in 2026. As shown in Table F-7, there are a total of 280.90 estimated Equivalent Units in Improvement Area #1, resulting in an outstanding Assessment per Equivalent Unit of $43,004.63.

The outstanding Assessment per dwelling unit or acre is calculated as the product of (i) $43,004.63 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the outstanding Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $43,004.63 (i.e. $43,004.63 x 1.00). The outstanding Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $37,844.04 (i.e. $43,004.63 x 0.88). The outstanding Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $31,823.42 (i.e. $43,004.63 x 0.74). Table F-15 sets forth the outstanding Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table F-15
Assessment per Unit – Improvement Area #1 - Outstanding

Type	Planned No. of units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments[1]
Lot Type 1 (65 Ft)	109	$43,004.63	1.00	$43,004.63	per dwelling unit	$4,687,504
Lot Type 2 (55 Ft)	102	$43,004.63	0.88	$37,844.07	per dwelling unit	$3,860,095
Lot Type 3 (40 Ft)	111	$43,004.63	0.74	$31,823.42	per dwelling unit	$3,532,400
Total	**322**					**$12,080,000**

[1]Total Assessment takes reflects the outstanding Assessment based on the reduction in principal from a payment made on 9/1/2024.

The outstanding projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-16.

Table F-16
Projected Leverage – Improvement Area #1 - Outstanding

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)
Lot Type 1 (65 Ft)	109	$80,000	$510,000	$43,004.63	1.86	11.86
Lot Type 2 (55 Ft)	102	$66,000	$450,000	$37,844.07	1.74	11.89
Lot Type 3 (40 Ft)	111	$49,400	$375,000	$31,823.42	1.55	11.78

The outstanding 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 – Improvement Area #1 - Outstanding

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)
Lot Type 1 (65 Ft)	109	$80,000	$510,000	$3,511.84	$4.390	$0.689
Lot Type 2 (55Ft)	102	$66,000	$450,000	$3,090.42	$4.682	$0.687
Lot Type 3 (40 Ft)	111	$49,400	$375,000	$2,598.13	$5.259	$0.693

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

F) Allocation of Assessments to Lots within Improvement Area #2

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #2 Bonds, which represents the total Assessment to be allocated on all Parcels within Improvement Area #2, is $16,009,000. As shown in Table F-8, there are a total of 401.90 estimated Improvement Area #2 Equivalent Units, resulting in an Assessment per Improvement Area #2 Equivalent Unit of $39,833.29.

The Assessment per dwelling unit or acre is calculated as the product of (i) $39,833.29 multiplied by (ii) the applicable Improvement Area #2 Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $39,833.29 (i.e. $39,833.29 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $36,248.30 (i.e. $39,833.29 x 0.91). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $24,298.31 (i.e. $39,833.29 x 0.61). Table F-18 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #2.

Table F-18
Assessment Per Unit – Improvement Area #2

Type	Planned No. of units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (65 Ft)	127	$39,833.29	1.00	$39,833.29	per dwelling unit	$5,058,828
Lot Type 2 (55 Ft)	225	$39,833.29	0.91	$36,248.30	per dwelling unit	$8,155,867
Lot Type 3 (40 Ft)	115	$39,833.29	0.61	$24,298.31	per dwelling unit	$2,794,305
Total	**467**					**$16,009,000**

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-19.

Table F-19
Projected Leverage – Improvement Area #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)
Lot Type 1 (65 Ft)	127	$149,500	$693,000	$39,833.29	3.75	17.40
Lot Type 2 (55 Ft)	225	$126,500	$631,000	$36,248.30	3.49	17.41
Lot Type 3 (40 Ft)	115	$92,000	$424,000	$24,298.31	3.79	17.45

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 – Improvement Area #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)
Lot Type 1 (65 Ft)	127	$149,500	$693,000	$3,241.21	$2.168	$0.468
Lot Type 2 (55Ft)	225	$126,500	$631,000	$2,949.51	$2.332	$0.467
Lot Type 3 (40 Ft)	115	$92,000	$424,000	$1,977.14	$2.149	$0.466

G) Total Assessments per Unit in Improvement Area #2

The total Assessment per unit on parcels within Improvement Area #2 is calculated as the sum of the Assessment per unit for the Improvement Area #2 Improvements and the Major Improvement Area Projects allocated to the property within Improvement Area #2, which is coterminous with the Major Improvement Area. For example, the Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $47,811.83 (i.e. $7,978.54 + $39,833.29), the Assessment for a Lot Type 2 (55 Ft Lot) is $43,269.41 (i.e. $7,021.12 + $36,248.30), and the Assessment for a Lot Type 3 (40 Ft Lot) is $30,202.43 (i.e. $5,904.12 + $24,298.31). Table F-21 sets forth the total Assessment Per Unit for each Lot Type in Improvement Area #2.

Table F-21
Total Assessment per Unit in Improvement Area #2

Description	Planned No. of Units	Allocable MIA Assessment	IA#2 Assessment per Unit	Assessment per Unit		Total Assessments
Lot Type 1 (65 Ft)	127	$7,978.54	$39,833.29	$47,811.83	per dwelling unit	$6,072,103
Lot Type 2 (55 Ft)	225	$7,021.12	$36,248.30	$43,269.41	per dwelling unit	$9,735,618
Lot Type 3 (40 Ft)	115	$5,904.12	$24,298.31	$30,202.43	per dwelling unit	$3,473,279
Total	**467**					**$19,281,000**

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-22.

Table F-22
Projected Leverage – Total Assessment per Unit in Improvement Area #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)
Lot Type 1 (65 Ft)	127	$149,500	$693,000	$47,811.83	3.13	14.49
Lot Type 2 (55 Ft)	225	$126,500	$631,000	$43,269.41	2.92	14.58
Lot Type 3 (40 Ft)	115	$92,000	$424,000	$30,202.43	3.05	14.04

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 Total Assessment per Unit – Improvement Area #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)
Lot Type 1 (65 Ft)	127	$149,500	$693,000	$4,050.61	$2.709	$0.585
Lot Type 2 (55Ft)	225	$126,500	$631,000	$3,661.78	$2.895	$0.580
Lot Type 3 (40 Ft)	115	$92,000	$424,000	$2,576.10	$2.800	$0.608

APPENDIX G
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix G-1
Major Improvement Area Assessment Roll - Outstanding

Parcel	**See Roll Summary**
Equivalent Units	**410.10**
Assessment	**$3,272,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	$0	$98,314	$0	$0	($98,314)	$0
9/1/24	$58,000	$205,773	$51,000	$17,260	$0	$332,033
9/1/25	$60,000	$202,945	$52,020	$16,970	$0	$331,935
9/1/26	$62,000	$200,020	$53,060	$16,670	$0	$331,750
9/1/27	$65,000	$196,998	$54,122	$16,360	$0	$332,479
9/1/28	$67,000	$193,829	$55,204	$16,035	$0	$332,068
9/1/29	$69,000	$190,563	$56,308	$15,700	$0	$331,571
9/1/30	$72,000	$187,199	$57,434	$15,355	$0	$331,988
9/1/31	$75,000	$183,689	$58,583	$14,995	$0	$332,267
9/1/32	$78,000	$179,095	$59,755	$14,620	$0	$331,470
9/1/33	$82,000	$174,318	$60,950	$14,230	$0	$331,497
9/1/34	$87,000	$169,295	$62,169	$13,820	$0	$332,284
9/1/35	$91,000	$163,966	$63,412	$13,385	$0	$331,763
9/1/36	$96,000	$158,393	$64,680	$12,930	$0	$332,003
9/1/37	$101,000	$152,513	$65,974	$12,450	$0	$331,936
9/1/38	$106,000	$146,326	$67,293	$11,945	$0	$331,565
9/1/39	$112,000	$139,834	$68,639	$11,415	$0	$331,888
9/1/40	$118,000	$132,974	$70,012	$10,855	$0	$331,841
9/1/41	$125,000	$125,746	$71,412	$10,265	$0	$332,424
9/1/42	$131,000	$118,090	$72,841	$9,640	$0	$331,571
9/1/43	$139,000	$110,066	$74,297	$8,985	$0	$332,349
9/1/44	$146,000	$101,553	$75,783	$8,290	$0	$331,626
9/1/45	$154,000	$92,610	$77,299	$7,560	$0	$331,469
9/1/46	$163,000	$83,178	$78,845	$6,790	$0	$331,812
9/1/47	$172,000	$73,194	$80,422	$5,975	$0	$331,591
9/1/48	$182,000	$62,659	$82,030	$5,115	$0	$331,804
9/1/49	$193,000	$51,511	$83,671	$4,205	$0	$332,387
9/1/50	$204,000	$39,690	$85,344	$3,240	$0	$332,274
9/1/51	$216,000	$27,195	$87,051	$2,220	$0	$332,466
9/1/52	$228,000	$13,965	$88,792	$1,140	$0	$331,897
Total	**$3,272,000**	**$3,268,445**	**$1,822,324**	**$267,520**	**$0**	**$8,630,289**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds.

Appendix G-2
Major Improvement Area Assessment Roll by Lot Type - Outstanding

Lot Type	**Lot Type 1 (65 Ft)**
Equivalent Units	**1.00**
Assessment	**$7,978.54**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	$0	$240	$0	$0	($240)	$0
9/1/24	$141	$502	$124	$42	$0	$810
9/1/25	$146	$495	$127	$41	$0	$809
9/1/26	$151	$488	$129	$41	$0	$809
9/1/27	$158	$480	$132	$40	$0	$811
9/1/28	$163	$473	$135	$39	$0	$810
9/1/29	$168	$465	$137	$38	$0	$809
9/1/30	$176	$456	$140	$37	$0	$810
9/1/31	$183	$448	$143	$37	$0	$810
9/1/32	$190	$437	$146	$36	$0	$808
9/1/33	$200	$425	$149	$35	$0	$808
9/1/34	$212	$413	$152	$34	$0	$810
9/1/35	$222	$400	$155	$33	$0	$809
9/1/36	$234	$386	$158	$32	$0	$810
9/1/37	$246	$372	$161	$30	$0	$809
9/1/38	$258	$357	$164	$29	$0	$808
9/1/39	$273	$341	$167	$28	$0	$809
9/1/40	$288	$324	$171	$26	$0	$809
9/1/41	$305	$307	$174	$25	$0	$811
9/1/42	$319	$288	$178	$24	$0	$809
9/1/43	$339	$268	$181	$22	$0	$810
9/1/44	$356	$248	$185	$20	$0	$809
9/1/45	$376	$226	$188	$18	$0	$808
9/1/46	$397	$203	$192	$17	$0	$809
9/1/47	$419	$178	$196	$15	$0	$809
9/1/48	$444	$153	$200	$12	$0	$809
9/1/49	$471	$126	$204	$10	$0	$811
9/1/50	$497	$97	$208	$8	$0	$810
9/1/51	$527	$66	$212	$5	$0	$811
9/1/52	$556	$34	$217	$3	$0	$809
Total	**$7,979**	**$7,970**	**$4,444**	**$652**	**$0**	**$21,044**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds.

Appendix G-3
Major Improvement Area Assessment Roll by Lot Type - Outstanding

Lot Type	**Lot Type 2 (55 Ft)**
Equivalent Units	**0.88**
Assessment	**$7,021.12**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	$0	$211	$0	$0	($211)	$0
9/1/24	$124	$442	$109	$37	$0	$712
9/1/25	$129	$435	$112	$36	$0	$712
9/1/26	$133	$429	$114	$36	$0	$712
9/1/27	$139	$423	$116	$35	$0	$713
9/1/28	$144	$416	$118	$34	$0	$713
9/1/29	$148	$409	$121	$34	$0	$711
9/1/30	$154	$402	$123	$33	$0	$712
9/1/31	$161	$394	$126	$32	$0	$713
9/1/32	$167	$384	$128	$31	$0	$711
9/1/33	$176	$374	$131	$31	$0	$711
9/1/34	$187	$363	$133	$30	$0	$713
9/1/35	$195	$352	$136	$29	$0	$712
9/1/36	$206	$340	$139	$28	$0	$712
9/1/37	$217	$327	$142	$27	$0	$712
9/1/38	$227	$314	$144	$26	$0	$711
9/1/39	$240	$300	$147	$24	$0	$712
9/1/40	$253	$285	$150	$23	$0	$712
9/1/41	$268	$270	$153	$22	$0	$713
9/1/42	$281	$253	$156	$21	$0	$711
9/1/43	$298	$236	$159	$19	$0	$713
9/1/44	$313	$218	$163	$18	$0	$712
9/1/45	$330	$199	$166	$16	$0	$711
9/1/46	$350	$178	$169	$15	$0	$712
9/1/47	$369	$157	$173	$13	$0	$712
9/1/48	$391	$134	$176	$11	$0	$712
9/1/49	$414	$111	$180	$9	$0	$713
9/1/50	$438	$85	$183	$7	$0	$713
9/1/51	$463	$58	$187	$5	$0	$713
9/1/52	$489	$30	$191	$2	$0	$712
Total	**$7,021**	**$7,013**	**$3,910**	**$574**	**$0**	**$18,519**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds.

Appendix G-4
Major Improvement Area Assessment Roll by Lot Type - Outstanding

Lot Type	**Lot Type 3 (40 Ft)**
Equivalent Units	**0.74**
Assessment	**$5,904.12**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	$0	$177	$0	$0	($177)	$0
9/1/24	$105	$371	$92	$31	$0	$599
9/1/25	$108	$366	$94	$31	$0	$599
9/1/26	$112	$361	$96	$30	$0	$599
9/1/27	$117	$355	$98	$30	$0	$600
9/1/28	$121	$350	$100	$29	$0	$599
9/1/29	$125	$344	$102	$28	$0	$598
9/1/30	$130	$338	$104	$28	$0	$599
9/1/31	$135	$331	$106	$27	$0	$600
9/1/32	$141	$323	$108	$26	$0	$598
9/1/33	$148	$315	$110	$26	$0	$598
9/1/34	$157	$305	$112	$25	$0	$600
9/1/35	$164	$296	$114	$24	$0	$599
9/1/36	$173	$286	$117	$23	$0	$599
9/1/37	$182	$275	$119	$22	$0	$599
9/1/38	$191	$264	$121	$22	$0	$598
9/1/39	$202	$252	$124	$21	$0	$599
9/1/40	$213	$240	$126	$20	$0	$599
9/1/41	$226	$227	$129	$19	$0	$600
9/1/42	$236	$213	$131	$17	$0	$598
9/1/43	$251	$199	$134	$16	$0	$600
9/1/44	$263	$183	$137	$15	$0	$598
9/1/45	$278	$167	$139	$14	$0	$598
9/1/46	$294	$150	$142	$12	$0	$599
9/1/47	$310	$132	$145	$11	$0	$598
9/1/48	$328	$113	$148	$9	$0	$599
9/1/49	$348	$93	$151	$8	$0	$600
9/1/50	$368	$72	$154	$6	$0	$600
9/1/51	$390	$49	$157	$4	$0	$600
9/1/52	$411	$25	$160	$2	$0	$599
Total	**$5,904**	**$5,898**	**$3,288**	**$483**	**$0**	**$15,573**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.875% in years 1 through 8 (2023-2030), and 6.125% in years 9 through 30 (2031-2052).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with Major Improvement Area Bond proceeds.

APPENDIX H
IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix H-1
Improvement Area #1 Assessment Roll - Outstanding

Parcel **See Roll Summary**
Equivalent Units **280.90**
Outstanding Assessment **$12,080,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/1/23	$0	$172,076	$0	$0	$0	$0	($172,076)	$0
9/1/24	$111,000	$360,158	$85,000	$554,634	$51,000	$33,575	$0	$1,195,367
9/1/25	$116,000	$355,303	$150,000	$250,478	$52,020	$62,095	$0	$985,895
9/1/26	$121,000	$350,228	$102,000	$292,208	$53,060	$61,515	$0	$980,010
9/1/27	$125,000	$344,934	$107,000	$287,873	$60,242	$59,865	$0	$984,913
9/1/28	$130,000	$339,465	$112,000	$283,325	$61,446	$58,680	$0	$984,916
9/1/29	$136,000	$333,778	$118,000	$278,565	$62,675	$57,440	$0	$986,458
9/1/30	$141,000	$327,828	$123,000	$273,550	$63,929	$56,145	$0	$985,451
9/1/31	$147,000	$321,659	$129,000	$268,323	$65,207	$54,795	$0	$985,984
9/1/32	$154,000	$313,758	$135,000	$262,840	$66,512	$53,385	$0	$985,494
9/1/33	$162,000	$305,480	$142,000	$256,090	$67,842	$51,905	$0	$985,317
9/1/34	$170,000	$296,773	$150,000	$248,990	$69,199	$50,345	$0	$985,306
9/1/35	$179,000	$287,635	$159,000	$241,490	$70,583	$48,700	$0	$986,408
9/1/36	$188,000	$278,014	$167,000	$233,540	$71,994	$46,970	$0	$985,518
9/1/37	$198,000	$267,909	$176,000	$225,190	$73,434	$45,150	$0	$985,683
9/1/38	$208,000	$257,266	$186,000	$216,390	$74,903	$43,230	$0	$985,789
9/1/39	$219,000	$246,086	$196,000	$207,090	$76,401	$41,210	$0	$985,787
9/1/40	$231,000	$234,315	$207,000	$197,290	$77,929	$39,080	$0	$986,614
9/1/41	$243,000	$221,899	$219,000	$186,940	$79,488	$36,830	$0	$987,156
9/1/42	$256,000	$208,838	$231,000	$175,990	$81,077	$34,460	$0	$987,365
9/1/43	$269,000	$195,078	$243,000	$164,440	$82,699	$31,965	$0	$986,181
9/1/44	$284,000	$180,619	$257,000	$152,290	$84,353	$29,335	$0	$987,597
9/1/45	$300,000	$164,644	$271,000	$139,440	$86,040	$26,560	$0	$987,684
9/1/46	$316,000	$147,769	$286,000	$125,213	$87,761	$23,630	$0	$986,372
9/1/47	$334,000	$129,994	$303,000	$110,198	$89,516	$20,535	$0	$987,242
9/1/48	$353,000	$111,206	$320,000	$94,290	$91,306	$17,265	$0	$987,067
9/1/49	$373,000	$91,350	$339,000	$77,490	$93,132	$13,805	$0	$987,777
9/1/50	$394,000	$70,369	$358,000	$59,693	$94,995	$10,150	$0	$987,206
9/1/51	$417,000	$48,206	$379,000	$40,898	$96,895	$6,285	$0	$988,284
9/1/52	$440,000	$24,750	$400,000	$21,000	$98,833	$4,200	$0	$988,783
Total	**$6,604,000**	**$6,455,148**	**$5,965,000**	**$5,371,110**	**$2,133,470**	**$1,085,530**	**$0**	**$27,614,257**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds.
[2]Represents the principal and interest on the Series 2023 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052).
[3]Represents the principal and interest on the Series 2024 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052).
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with proceeds of the Series 2023 Improvement Area #1 Bonds.

Appendix H-2
Improvement Area #1 Assessment Roll - Outstanding

Lot Type	**Lot Type 1 (65 Ft)**
Equivalent Units	**1.00**
Outstanding Assessment	**$43,004.63**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/1/23	$0	$613	$0	$0	$0	$0	($613)	$0
9/1/24	$395	$1,282	$303	$1,974	$182	$120	$0	$4,255
9/1/25	$413	$1,265	$534	$892	$185	$221	$0	$3,510
9/1/26	$431	$1,247	$363	$1,040	$189	$219	$0	$3,489
9/1/27	$445	$1,228	$381	$1,025	$214	$213	$0	$3,506
9/1/28	$463	$1,208	$399	$1,009	$219	$209	$0	$3,506
9/1/29	$484	$1,188	$420	$992	$223	$204	$0	$3,512
9/1/30	$502	$1,167	$438	$974	$228	$200	$0	$3,508
9/1/31	$523	$1,145	$459	$955	$232	$195	$0	$3,510
9/1/32	$548	$1,117	$481	$936	$237	$190	$0	$3,508
9/1/33	$577	$1,088	$506	$912	$242	$185	$0	$3,508
9/1/34	$605	$1,057	$534	$886	$246	$179	$0	$3,508
9/1/35	$637	$1,024	$566	$860	$251	$173	$0	$3,512
9/1/36	$669	$990	$595	$831	$256	$167	$0	$3,508
9/1/37	$705	$954	$627	$802	$261	$161	$0	$3,509
9/1/38	$740	$916	$662	$770	$267	$154	$0	$3,509
9/1/39	$780	$876	$698	$737	$272	$147	$0	$3,509
9/1/40	$822	$834	$737	$702	$277	$139	$0	$3,512
9/1/41	$865	$790	$780	$666	$283	$131	$0	$3,514
9/1/42	$911	$743	$822	$627	$289	$123	$0	$3,515
9/1/43	$958	$694	$865	$585	$294	$114	$0	$3,511
9/1/44	$1,011	$643	$915	$542	$300	$104	$0	$3,516
9/1/45	$1,068	$586	$965	$496	$306	$95	$0	$3,516
9/1/46	$1,125	$526	$1,018	$446	$312	$84	$0	$3,511
9/1/47	$1,189	$463	$1,079	$392	$319	$73	$0	$3,515
9/1/48	$1,257	$396	$1,139	$336	$325	$61	$0	$3,514
9/1/49	$1,328	$325	$1,207	$276	$332	$49	$0	$3,516
9/1/50	$1,403	$251	$1,274	$213	$338	$36	$0	$3,514
9/1/51	$1,485	$172	$1,349	$146	$345	$22	$0	$3,518
9/1/52	$1,566	$88	$1,424	$75	$352	$15	$0	$3,520
Total	**$22,666**	**$20,469**	**$20,338**	**$17,189**	**$7,221**	**$3,424**	**$0**	**$91,308**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds.
[2]Represents the principal and interest on the Series 2023 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052).
[3]Represents the principal and interest on the Series 2024 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052).
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with proceeds of the Series 2023 Improvement Area #1 Bonds.

Appendix H-4
Improvement Area #1 Assessment Roll - Outstanding

Lot Type	**Lot Type 2 (55 Ft)**
Equivalent Units	**0.88**
Outstanding Assessment	**$37,844.07**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/1/23	$0	$539	$0	$0	$0	$0	($539)	$0
9/1/24	$348	$1,128	$266	$1,738	$160	$105	$0	$3,745
9/1/25	$363	$1,113	$470	$785	$163	$195	$0	$3,089
9/1/26	$379	$1,097	$320	$915	$166	$193	$0	$3,070
9/1/27	$392	$1,081	$335	$902	$189	$188	$0	$3,086
9/1/28	$407	$1,063	$351	$888	$192	$184	$0	$3,086
9/1/29	$426	$1,046	$370	$873	$196	$180	$0	$3,090
9/1/30	$442	$1,027	$385	$857	$200	$176	$0	$3,087
9/1/31	$461	$1,008	$404	$841	$204	$172	$0	$3,089
9/1/32	$482	$983	$423	$823	$208	$167	$0	$3,087
9/1/33	$508	$957	$445	$802	$213	$163	$0	$3,087
9/1/34	$533	$930	$470	$780	$217	$158	$0	$3,087
9/1/35	$561	$901	$498	$757	$221	$153	$0	$3,090
9/1/36	$589	$871	$523	$732	$226	$147	$0	$3,087
9/1/37	$620	$839	$551	$705	$230	$141	$0	$3,088
9/1/38	$652	$806	$583	$678	$235	$135	$0	$3,088
9/1/39	$686	$771	$614	$649	$239	$129	$0	$3,088
9/1/40	$724	$734	$648	$618	$244	$122	$0	$3,091
9/1/41	$761	$695	$686	$586	$249	$115	$0	$3,093
9/1/42	$802	$654	$724	$551	$254	$108	$0	$3,093
9/1/43	$843	$611	$761	$515	$259	$100	$0	$3,089
9/1/44	$890	$566	$805	$477	$264	$92	$0	$3,094
9/1/45	$940	$516	$849	$437	$270	$83	$0	$3,094
9/1/46	$990	$463	$896	$392	$275	$74	$0	$3,090
9/1/47	$1,046	$407	$949	$345	$280	$64	$0	$3,093
9/1/48	$1,106	$348	$1,002	$295	$286	$54	$0	$3,092
9/1/49	$1,169	$286	$1,062	$243	$292	$43	$0	$3,094
9/1/50	$1,234	$220	$1,122	$187	$298	$32	$0	$3,093
9/1/51	$1,306	$151	$1,187	$128	$304	$20	$0	$3,096
9/1/52	$1,378	$78	$1,253	$66	$310	$13	$0	$3,098
Total	**$19,946**	**$18,012**	**$17,898**	**$15,126**	**$6,355**	**$3,013**	**$0**	**$80,351**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds.

[2]Represents the principal and interest on the Series 2023 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052).

[3]Represents the principal and interest on the Series 2024 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052).

[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with proceeds of the Series 2023 Improvement Area #1 Bonds.

Appendix H-5
Improvement Area #1 Assessment Roll - Outstanding

Lot Type	**Lot Type 3 (40 Ft)**
Equivalent Units	**0.74**
Outstanding Assessment	**$31,823.42**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/1/23	$0	$453	$0	$0	$0	$0	($453)	$0
9/1/24	$292	$949	$224	$1,461	$134	$88	$0	$3,149
9/1/25	$306	$936	$395	$660	$137	$164	$0	$2,597
9/1/26	$319	$923	$269	$770	$140	$162	$0	$2,582
9/1/27	$329	$909	$282	$758	$159	$158	$0	$2,595
9/1/28	$342	$894	$295	$746	$162	$155	$0	$2,595
9/1/29	$358	$879	$311	$734	$165	$151	$0	$2,599
9/1/30	$371	$864	$324	$721	$168	$148	$0	$2,596
9/1/31	$387	$847	$340	$707	$172	$144	$0	$2,597
9/1/32	$406	$827	$356	$692	$175	$141	$0	$2,596
9/1/33	$427	$805	$374	$675	$179	$137	$0	$2,596
9/1/34	$448	$782	$395	$656	$182	$133	$0	$2,596
9/1/35	$472	$758	$419	$636	$186	$128	$0	$2,599
9/1/36	$495	$732	$440	$615	$190	$124	$0	$2,596
9/1/37	$522	$706	$464	$593	$193	$119	$0	$2,597
9/1/38	$548	$678	$490	$570	$197	$114	$0	$2,597
9/1/39	$577	$648	$516	$546	$201	$109	$0	$2,597
9/1/40	$609	$617	$545	$520	$205	$103	$0	$2,599
9/1/41	$640	$585	$577	$492	$209	$97	$0	$2,601
9/1/42	$674	$550	$609	$464	$214	$91	$0	$2,601
9/1/43	$709	$514	$640	$433	$218	$84	$0	$2,598
9/1/44	$748	$476	$677	$401	$222	$77	$0	$2,602
9/1/45	$790	$434	$714	$367	$227	$70	$0	$2,602
9/1/46	$832	$389	$753	$330	$231	$62	$0	$2,598
9/1/47	$880	$342	$798	$290	$236	$54	$0	$2,601
9/1/48	$930	$293	$843	$248	$241	$45	$0	$2,600
9/1/49	$983	$241	$893	$204	$245	$36	$0	$2,602
9/1/50	$1,038	$185	$943	$157	$250	$27	$0	$2,601
9/1/51	$1,099	$127	$998	$108	$255	$17	$0	$2,604
9/1/52	$1,159	$65	$1,054	$55	$260	$11	$0	$2,605
Total	**$16,773**	**$15,147**	**$15,050**	**$12,720**	**$5,344**	**$2,534**	**$0**	**$67,568**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds.

[2]Represents the principal and interest on the Series 2023 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 8 (2023-2030), 5.375% in years 9 through 21 (2031-2043), and 5.625% in years 22 through 30 (2044-2052).

[3]Represents the principal and interest on the Series 2024 Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.250% in years 1 through 6 (2025-2031), 5.000% in years 7 through 21 (2032-2045), and 5.250% in years 22 through 28 (2046-2052).

[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 were funded with proceeds of the Series 2023 Improvement Area #1 Bonds.

APPENDIX I
PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix I-I
Proposed Improvement Area #2 Assessment Roll

Parcel	**See Roll Summary**
Equivalent Units	**401.90**
Assessment	**$16,009,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/26	$0	$0	$0	$0	$0	$0
9/1/27	$122,000	$1,032,581	$51,000	$80,045	$0	$1,285,626
9/1/28	$203,000	$953,220	$52,020	$79,435	$0	$1,287,675
9/1/29	$216,000	$941,040	$53,060	$78,420	$0	$1,288,520
9/1/30	$230,000	$928,080	$54,122	$77,340	$0	$1,289,542
9/1/31	$245,000	$914,280	$55,204	$76,190	$0	$1,290,674
9/1/32	$262,000	$899,580	$56,308	$74,965	$0	$1,292,853
9/1/33	$279,000	$883,860	$57,434	$73,655	$0	$1,293,949
9/1/34	$296,000	$867,120	$58,583	$72,260	$0	$1,293,963
9/1/35	$316,000	$849,360	$59,755	$70,780	$0	$1,295,895
9/1/36	$336,000	$830,400	$60,950	$69,200	$0	$1,296,550
9/1/37	$358,000	$810,240	$62,169	$67,520	$0	$1,297,929
9/1/38	$382,000	$788,760	$63,412	$65,730	$0	$1,299,902
9/1/39	$406,000	$765,840	$64,680	$63,820	$0	$1,300,340
9/1/40	$433,000	$741,480	$65,974	$61,790	$0	$1,302,244
9/1/41	$461,000	$715,500	$67,293	$59,625	$0	$1,303,418
9/1/42	$491,000	$687,840	$68,639	$57,320	$0	$1,304,799
9/1/43	$523,000	$658,380	$70,012	$54,865	$0	$1,306,257
9/1/44	$557,000	$627,000	$71,412	$52,250	$0	$1,307,662
9/1/45	$594,000	$593,580	$72,841	$49,465	$0	$1,309,886
9/1/46	$632,000	$557,940	$74,297	$46,495	$0	$1,310,732
9/1/47	$674,000	$520,020	$75,783	$43,335	$0	$1,313,138
9/1/48	$717,000	$479,580	$77,299	$39,965	$0	$1,313,844
9/1/49	$763,000	$436,560	$78,845	$36,380	$0	$1,314,785
9/1/50	$813,000	$390,780	$80,422	$32,565	$0	$1,316,767
9/1/51	$866,000	$342,000	$82,030	$28,500	$0	$1,318,530
9/1/52	$923,000	$290,040	$83,671	$24,170	$0	$1,320,881
9/1/53	$1,224,000	$234,660	$85,344	$19,555	$0	$1,563,559
9/1/54	$1,302,000	$161,220	$87,051	$13,435	$0	$1,563,706
9/1/55	$1,385,000	$83,100	$88,792	$6,925	$0	$1,563,817
Total	**$16,009,000**	**$18,984,041**	**$1,978,404**	**$1,576,000**	**$0**	**$38,547,444**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #2 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2026-2055).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2026 will be funded with Improvement Area #2 Bond proceeds.

Appendix I-2
Proposed Improvement Area #2 Assessment Roll per Lot Type

Lot Type	**Single-Family – 65 Ft**
Equivalent Unit	**1.00**
Assessment	**$39,833.29**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/26	$0	$0	$0	$0	$0	$0
9/1/27	$304	$2,569	$127	$199	$0	$3,199
9/1/28	$505	$2,372	$129	$198	$0	$3,204
9/1/29	$537	$2,341	$132	$195	$0	$3,206
9/1/30	$572	$2,309	$135	$192	$0	$3,209
9/1/31	$610	$2,275	$137	$190	$0	$3,211
9/1/32	$652	$2,238	$140	$187	$0	$3,217
9/1/33	$694	$2,199	$143	$183	$0	$3,220
9/1/34	$737	$2,158	$146	$180	$0	$3,220
9/1/35	$786	$2,113	$149	$176	$0	$3,224
9/1/36	$836	$2,066	$152	$172	$0	$3,226
9/1/37	$891	$2,016	$155	$168	$0	$3,229
9/1/38	$950	$1,963	$158	$164	$0	$3,234
9/1/39	$1,010	$1,906	$161	$159	$0	$3,235
9/1/40	$1,077	$1,845	$164	$154	$0	$3,240
9/1/41	$1,147	$1,780	$167	$148	$0	$3,243
9/1/42	$1,222	$1,711	$171	$143	$0	$3,247
9/1/43	$1,301	$1,638	$174	$137	$0	$3,250
9/1/44	$1,386	$1,560	$178	$130	$0	$3,254
9/1/45	$1,478	$1,477	$181	$123	$0	$3,259
9/1/46	$1,573	$1,388	$185	$116	$0	$3,261
9/1/47	$1,677	$1,294	$189	$108	$0	$3,267
9/1/48	$1,784	$1,193	$192	$99	$0	$3,269
9/1/49	$1,898	$1,086	$196	$91	$0	$3,271
9/1/50	$2,023	$972	$200	$81	$0	$3,276
9/1/51	$2,155	$851	$204	$71	$0	$3,281
9/1/52	$2,297	$722	$208	$60	$0	$3,287
9/1/53	$3,046	$584	$212	$49	$0	$3,890
9/1/54	$3,240	$401	$217	$33	$0	$3,891
9/1/55	$3,446	$207	$221	$10	$0	$3,884
Total	**$39,833**	**$47,236**	**$4,923**	**$3,915**	**$0**	**$95,906**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #2 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2026-2055).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2026 will be funded with Improvement Area #2 Bond proceeds.

Appendix I-3
Proposed Improvement Area #2 Assessment Roll per Lot Type

Lot Type	**Single-Family – 55 Ft**
Equivalent Unit	**0.91**
Assessment	**$36,248.30**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/26	$0	$0	$0	$0	$0	$0
9/1/27	$276	$2,338	$115	$181	$0	$2,911
9/1/28	$460	$2,158	$118	$180	$0	$2,916
9/1/29	$489	$2,131	$120	$178	$0	$2,918
9/1/30	$521	$2,101	$123	$175	$0	$2,920
9/1/31	$555	$2,070	$125	$173	$0	$2,922
9/1/32	$593	$2,037	$127	$170	$0	$2,927
9/1/33	$632	$2,001	$130	$167	$0	$2,930
9/1/34	$670	$1,963	$133	$164	$0	$2,930
9/1/35	$716	$1,923	$135	$160	$0	$2,934
9/1/36	$761	$1,880	$138	$157	$0	$2,936
9/1/37	$811	$1,835	$141	$153	$0	$2,939
9/1/38	$865	$1,786	$144	$149	$0	$2,943
9/1/39	$919	$1,734	$146	$145	$0	$2,944
9/1/40	$980	$1,679	$149	$140	$0	$2,949
9/1/41	$1,044	$1,620	$152	$135	$0	$2,951
9/1/42	$1,112	$1,557	$155	$130	$0	$2,954
9/1/43	$1,184	$1,491	$159	$124	$0	$2,958
9/1/44	$1,261	$1,420	$162	$118	$0	$2,961
9/1/45	$1,345	$1,344	$165	$112	$0	$2,966
9/1/46	$1,431	$1,263	$168	$105	$0	$2,968
9/1/47	$1,526	$1,177	$172	$98	$0	$2,973
9/1/48	$1,623	$1,086	$175	$90	$0	$2,975
9/1/49	$1,728	$988	$179	$82	$0	$2,977
9/1/50	$1,841	$885	$182	$74	$0	$2,981
9/1/51	$1,961	$774	$186	$65	$0	$2,985
9/1/52	$2,090	$657	$189	$55	$0	$2,991
9/1/53	$2,771	$531	$193	$44	$0	$3,540
9/1/54	$2,948	$365	$197	$30	$0	$3,541
9/1/55	$3,136	$188	$201	$10	$0	$3,535
Total	**$36,248**	**$42,985**	**$4,480**	**$3,562**	**$0**	**$87,275**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #2 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2026-2055).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2026 will be funded with Improvement Area #2 Bond proceeds.

Appendix I-4
Proposed Improvement Area #2 Assessment Roll per Lot Type

Lot Type	**Single-Family – 40 Ft**
Equivalent Unit	**0.61**
Assessment	**$24,298.31**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/26	$0	$0	$0	$0	$0	$0
9/1/27	$185	$1,567	$77	$121	$0	$1,951
9/1/28	$308	$1,447	$79	$121	$0	$1,954
9/1/29	$328	$1,428	$81	$119	$0	$1,956
9/1/30	$349	$1,409	$82	$117	$0	$1,957
9/1/31	$372	$1,388	$84	$116	$0	$1,959
9/1/32	$398	$1,365	$85	$114	$0	$1,962
9/1/33	$423	$1,342	$87	$112	$0	$1,964
9/1/34	$449	$1,316	$89	$110	$0	$1,964
9/1/35	$480	$1,289	$91	$107	$0	$1,967
9/1/36	$510	$1,260	$93	$105	$0	$1,968
9/1/37	$543	$1,230	$94	$102	$0	$1,970
9/1/38	$580	$1,197	$96	$100	$0	$1,973
9/1/39	$616	$1,162	$98	$97	$0	$1,974
9/1/40	$657	$1,125	$100	$94	$0	$1,977
9/1/41	$700	$1,086	$102	$90	$0	$1,978
9/1/42	$745	$1,044	$104	$87	$0	$1,980
9/1/43	$794	$999	$106	$83	$0	$1,983
9/1/44	$845	$952	$108	$79	$0	$1,985
9/1/45	$902	$901	$111	$75	$0	$1,988
9/1/46	$959	$847	$113	$71	$0	$1,989
9/1/47	$1,023	$789	$115	$66	$0	$1,993
9/1/48	$1,088	$728	$117	$61	$0	$1,994
9/1/49	$1,158	$663	$120	$55	$0	$1,996
9/1/50	$1,234	$593	$122	$49	$0	$1,999
9/1/51	$1,314	$519	$125	$43	$0	$2,001
9/1/52	$1,401	$440	$127	$37	$0	$2,005
9/1/53	$1,858	$356	$130	$30	$0	$2,373
9/1/54	$1,976	$245	$132	$20	$0	$2,373
9/1/55	$2,102	$126	$135	$6	$0	$2,369
Total	**$24,298**	**$28,814**	**$3,003**	**$2,388**	**$0**	**$58,503**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #2 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2026-2055).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2026 will be funded with Improvement Area #2 Bond proceeds.

EXHIBIT B

CITY OF CELINA, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Celina, Texas on July 14, 2026 at or after 5:00 p.m. at the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Improvement Area #2 of the North Sky Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended.

The general nature of the proposed public improvements to be undertaken at this time for the benefit of "Improvement Area #2" within the District (the "Improvement Area #2 Improvements") include water, wastewater, drainage, sidewalks, streets, and roadways improvements, related soft and miscellaneous costs, and district formation costs. The current estimated costs of the Improvement Area #2 Improvements are approximately $17,362,131.

The total cost of the Improvement Area #2 Improvements, plus the costs of establishing, administering and operating the District and issuing related bonds, including debt service reserve funds, capitalized interest and other costs of issuance (collectively, the "Improvement Area #2 Authorized Improvements") is expected to be approximately $21,000,000. The exact amount will be provided in the approved service and assessment plan.

The boundaries of the District include approximately 220.039 acres of land generally located in the southwest corner of the intersection of Business Highway 289 (Louisiana Drive) and Country Road 58 located within the corporate limits of the City, as more particularly described by a metes and bounds description available at Celina City Hall located at 142 N. Ohio Street, Celina, Texas 75009 and available for public inspection.

All written or oral objections on the proposed assessments within Improvement Area #2 of the District will be considered at the public hearing.

A copy of the proposed Improvement Area #2 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Improvement Area #2 of the District that benefits from the Improvement Area #2 Authorized Improvements is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

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
Date: June 9, 2026

Agenda Item:
Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - North Sky, LLC, and resolving matters incident thereto. (Bromiley)

Background Information:
The North Sky PID was established by the City on June 8, 2021. It is located in the north of the City between N Louisiana Drive and N Celina Pkwy, near Martin Elementary and Moore Middle School. The PID has an estimated 220.039 acres and is projected to consist of 789 single-family residential units. The PID comprises Improvement Area #1, which includes 322 single-family units, and Improvement Area #2, which is expected to include 467 residential units. Construction of the infrastructure for Improvement Area #1 is complete an per the Developer's most recent quarterly report, as of March 31, 2025, 215 homes had been sold to end users. The Developer expects to complete construction of the infrastructure for Improvement Area #2 in June or early July 2026.

On February 14, 2023, the City levied assessments on properties within the PID for Improvement Area #1 and Major Improvement Area #1 in connection with the issuance of Series 2023 Improvement Area #1 Bonds and Major Improvement Area Bonds to fund the associated projects.

The Developer is requesting to start the process for the City levy assessments within Improvement Area #2 to finance the costs of certain roadway, water, sanitary sewer and drainage improvements necessary to serve Improvement Area #2 and issue a single series of Bonds to be secured by such Assessments. The estimated costs for the Improvement Area #2 Improvements, including administrative expenses and costs of issuance of the Improvement Area #2 Bonds, are approximately $20,310,984. The estimated Assessments to be levied to finance such costs are $16,009,000.The Resolution identifies the costs of the Improvement Area #2 Improvements that

are to be financed by the Assessments within Improvement Area #2. It also approves a preliminary service and assessment plan, as updated for Improvement Area #2.

On June 9, 2026, the City Council will also consider a Resolution approving a Reimbursement Agreement with the Developer for the project to ensure eligibility for reimbursement of the costs of the Improvement Area #2 Improvements, since such improvements are expected to be completed and dedicated to the City prior to the levy of Assessments.

Upon City Council approval of the PSAP from June 9, 2026, there will be a Public Hearing and Ordinance for consideration on July 14, 2026, to issue the Improvement Area #2 Bonds.

Legal Review:
Resolution and Reimbursement Agreement approved by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Resolution

Financial Consideration:
This Resolution does not impact the City's operating funds. It preserves the Developer's ability to be reimbursed for the costs to construct the Improvement Area #2 Improvements from Assessment revenues or the proceeds of the Improvement Area #2 Bonds.

Staff Recommendation:
Staff recommends approval.

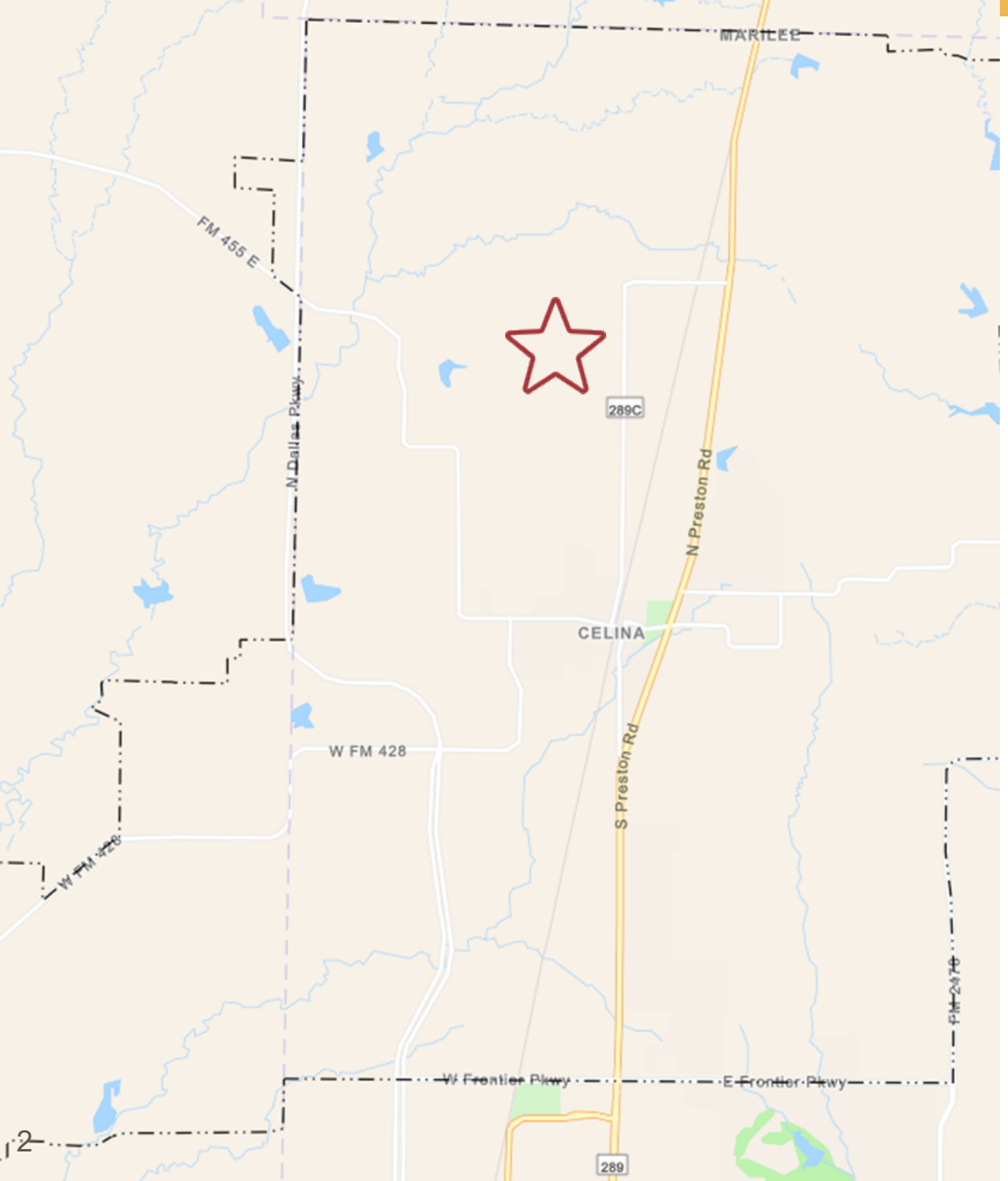
CITY COUNCIL MEETING

NORTH SKY

PRELIMINARY SAP & REIMBURSEMENT AGREEMENT

IMPROVEMENT AREA #2

June 9, 2026



NORTH SKY PID

- Established June 8, 2021
- PID is generally located between N Louisiana Dr and N Celina Pkwy
- Approximately 220.039 acres
- Two Action items tonight is for
  1. Approve the Preliminary Service and Assessment Plan (PSAP) and call for a public hearing to levy assessments for Improvement Area #2
  2. Reimbursement Agreement for Improvement Area #2

North Sky

- Improvement Area #2
  - Includes approximately 136.9 acres
  - 467 single family lots
  - Construction estimated to be complete by early July 2026
- Estimated Authorized Improvement Cost: $20,310,984
- Estimated PID Assessment: $16,009,000
  - The Assessments, when levied, will secure a single series of PID Bonds to be issued following the levy.

Improvement Area #2 PID Assessment

Lot Size	IA #2 Assessment per Unit	Allocable MIA Assessment per Unit	Total Combined Assessment per Unit	Total Combined Average Annual Installment per Unit
65 ft Lot	$39,833	$7,978	$47,812	$4,051
55 ft Lot	$36,248	$7,021	$43,269	$3,662
40 ft Lot	$24,298	$5,904	$30,202	$2,576

*Estimated and subject to change as actual bond costs are determined. Totals may not add due to rounding.

Tax Rate Analysis

Tax Rate Analysis	Tax Rate (Per $100/AV)		
	65' lot	55' lot	40' lot
Tax Rate Equivalent for Improvement Area #2 Assessments to be levied	$0.468	$0.467	$0.466
Tax Rate Equivalent for Allocable Major Improvement Area Assessments	$0.117	$0.112	$0.142
FYE 2026 Overlapping Tax Rates	$2.016	$2.016	$2.016
Estimated Total Overlapping Tax Rate	$2.601	$2.596	$2.624

*Estimated and subject to change as actual actual bond costs are determined. Rounded to the third decimal place.

North Sky PID - Reimbursement Agreement Overview

- The Reimbursement Agreement before Council today is intended to establish reimbursement provisions for Improvement Area #2.
- The agreement provides for reimbursement to the Developer for improvement costs that were previously advanced and that are allowed under the authorization improvement stated in the SAP and relevant Developer's agreements.
- No North Sky PID Bonds have been issued to date for Improvement Area #2. Any remaining amounts owed to the Developer under the reimbursement agreement are expected to be paid from the proceeds of future bond issuances, which will fulfill the City's reimbursement obligations.
- During the July 14, 2026 council meeting, staff plans to present an Ordinance for issuing bonds for North Sky PID IA#2

City Financial Team

Hilltop Securities - Financial Advisor

Fiduciary responsibility to the city

Advises on all capital-related matters for the City and related PIDs

Structure overall finance plans

Norton Rose Fulbright - Bond Counsel

Opines on legal matters related to bond issuances and development districts

Ensures City is in compliance with State law and Federal tax law

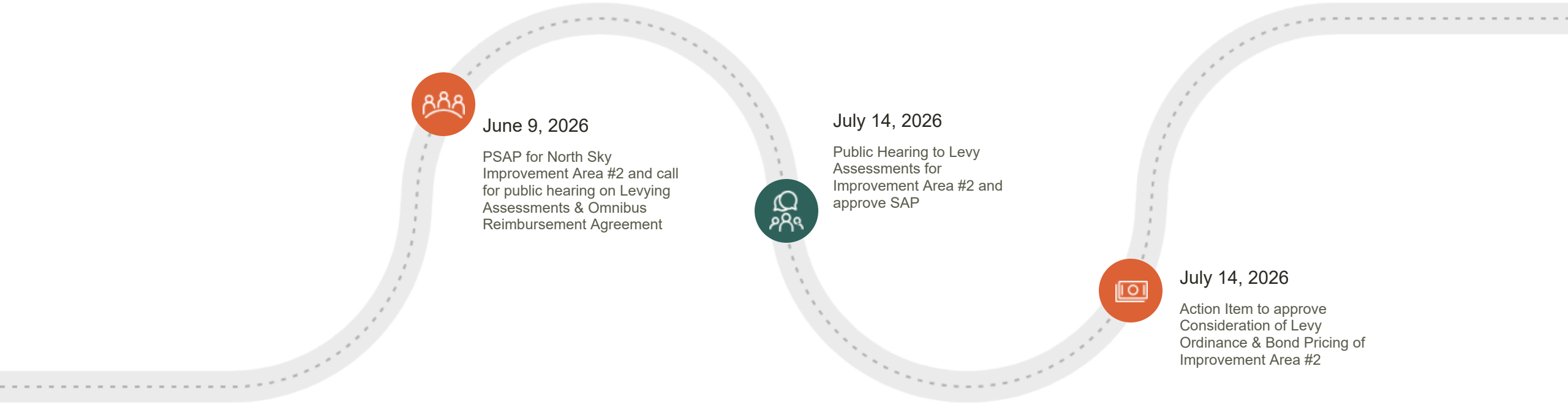
Interfaces with the Texas Attorney General

Municap - PID and TIRZ Consultant

Advises the City on all matters related to PIDs and TIRZs

Ensures compliance with City's PID Policy and state statues

North Sky Improvement Area #2 - Timeline



June 9, 2026

PSAP for North Sky Improvement Area #2 and call for public hearing on Levying Assessments & Omnibus Reimbursement Agreement

July 14, 2026

Public Hearing to Levy Assessments for Improvement Area #2 and approve SAP

July 14, 2026

Action Item to approve Consideration of Levy Ordinance & Bond Pricing of Improvement Area #2

Questions?

CITY OF CELINA, TEXAS

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN "AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES" BETWEEN THE CITY OF CELINA, TEXAS, AND CCD - NORTH SKY, LLC, AND RESOLVING MATTERS INCIDENT THERETO

WHEREAS, on June 8, 2021, the City Council (the "City Council") of the City of Celina, Texas (the "City") adopted a resolution creating the North Sky Public Improvement District (the "PID") in accordance with Chapter 372, Texas Local Government Code, as amended; and

WHEREAS, the City desires to approve the "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" by and between the City and CCD - North Sky, LLC, a Texas limited liability company (the "Developer") to be effective June 9, 2026 (the "Agreement to Reimburse"); and

WHEREAS, the Agreement to Reimburse memorializes the City's intent to reimburse the Developer for the developer advances made for the construction and financing of the authorized improvements benefiting the PID and establishes the methods, contingencies, and procedures for the City to provide such reimbursements related to the improvements benefiting the PID; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

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 Agreement to Reimburse, in a form substantially similar to the agreement attached hereto as Exhibit A, is hereby approved and the Mayor is authorized to execute such Agreement to Reimburse on behalf of the City with such changes as may be required to carry out the purpose of the Agreement to Reimburse and as approved by the Mayor, such approval to be evidenced by the execution thereof.

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*]

PASSED AND APPROVED, THIS THE 9th DAY OF JUNE 2026.

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

EXHIBIT A

AGREEMENT TO REIMBURSE

AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES

This Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances (the "Agreement") is made and entered into as of June 9, 2026 (the "Effective Date") by and between the City of Celina, Texas, a Texas home-rule city (the "City") and CCD - North Sky, LLC, a Texas limited liability company and its successors and assigns (the "Developer").

RECITALS

WHEREAS, the Developer, as the developer of certain real property located wholly within the corporate limits of the City and within Collin County, Texas, as described in the Creation Resolution (hereinafter defined) (the "Property"), desires to develop such Property; and

WHEREAS, the City has received a "PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF CELINA, TEXAS" (the "Petition") requesting the formation of the North Sky Public Improvement District (the "PID") pursuant to Chapter 372, Texas Local Government Code, as amended (the "PID Act"); and

WHEREAS, the City has accepted the Petition and created the PID pursuant to Resolution No. 2021-39R (the "Creation Resolution"), in accordance with the provisions of the PID Act; and

WHEREAS, the PID includes the Property; which Property is intended to be developed in phases or improvement areas (each, an "Improvement Area") of the PID, as such Improvement Areas will be illustrated in the Service and Assessment Plan (or amendment and restatement thereof) for the PID ("SAP") to be prepared and approved by the City; and

WHEREAS, the Developer intends to make certain authorized improvements to each Improvement Area, which improvements include the acquisition, construction, or improvement of water facilities or improvements, wastewater facilities or improvements, drainage facilities or improvements, streets, roadway improvements, sidewalks, right-of-way acquisition, utility easement acquisition, and other improvement projects described in the Creation Resolution, all of which are designated as "authorized improvements" under the PID Act (collectively, the "Authorized Improvements"); and

WHEREAS, the purpose of the PID is to finance the Authorized Improvements; and

WHEREAS, development within the PID is expected to be governed by the terms of the "Development Agreement" executed by the Developer's predecessor-in-interest and the City, effective on or about February 9, 2021 and subsequently assigned to the Developer (as so assigned, and as amended or otherwise modified, the "Development Agreement"); and

WHEREAS, the SAP shall be prepared and approved by the City in accordance with the PID Act, and shall establish, among other matters, the projected costs of the Authorized Improvements, including the Actual Costs (as defined herein),costs incurred in the establishment, administration, and operation of the PID, and costs of bond issuance, if applicable, as provided in the PID Act (collectively, the "PID Costs"); and

WHEREAS, the SAP shall allocate the PID Costs to the benefitted Property within the PID; and

WHEREAS, assessments to be levied against benefitted Property within each Improvement Area

("PID Assessments") will be reflected on one or more assessment rolls to be approved by the City Council of the City (the "City Council"); and

WHEREAS, the City shall, by ordinance, approve the SAP (including the assessment roll(s)), levy the PID Assessments, and establish the dates upon which interest on PID Assessments will begin to accrue and collection of PID Assessments will begin; and

WHEREAS, all Assessment Revenues (as defined herein) received and collected by the City shall be deposited, as required by the PID Act, into an assessment fund that is segregated from all other funds of the City (the "Assessment Fund") or, in the event of the issuance of bonds to finance the Authorized Improvements ("PID Bonds"), into funds held under an indenture pursuant to which the PID Bonds are issued (the "PID Bond Indenture"); and

WHEREAS, Assessment Revenue deposited into the Assessment Fund or the PID Bond Reimbursement Fund (as defined herein) shall be used solely for Administrative Expenses and Delinquent Collection Costs, each as defined in the SAP, and to reimburse Developer and its designees or assigns for PID Costs advanced by the Developer, plus interest; and proceeds from PID Bonds ("PID Bond Proceeds"), if issued, shall be used to pay the PID Costs, including costs previously paid by the Developer, and for the purposes set forth in the PID Bond Indenture; and

WHEREAS, the Developer intends to make Developer Advances (as defined herein) for the permitting, design, and construction of the Authorized Improvements and the City intends to acquire and/or receive the Authorized Improvements constructed by the Developer or otherwise authorize the dedication of the Authorized Improvements to another authorized third-party and to reimburse the Developer for the Developer Advances; and

WHEREAS, the City and the Developer desire to enter into this Agreement to memorialize the City's intent to reimburse the Developer for the Developer Advances made for the construction and financing of the Authorized Improvements to the fullest extent allowed by law; and

WHEREAS, this Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the PID Act; and

WHEREAS, the City's obligations to reimburse the Developer for Developer Advances paid related to the Authorized Improvements constructed for the benefit of the PID shall (i) only be paid from the PID Assessments and/or Annual Installments (as defined herein) collected from property within the PID once the related PID Assessments are levied and/or from PID Bond Proceeds, (ii) are contingent upon the City levying PID Assessments for the related Authorized Improvements, and (iii) will not be due and owing unless and until the City actually levies such PID Assessments;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the mutual promises, covenants, obligations, and benefits hereinafter set forth, the City and the Developer hereby contract and agree as follows:

DEFINITIONS

In addition to the terms defined in the foregoing recitals, as used herein, the following terms have the meanings specified below. Capitalized terms used but not defined herein have the meanings ascribed to them in the Development Agreement.

"Actual Costs" shall have the meaning ascribed to it in Section 1.03 hereof.

"Annual Installment" shall have the meaning ascribed to it in the SAP.

"Applicable Laws" shall have the meaning ascribed to it in the PID Bond Indenture.

"Assessed Property" shall have the meaning ascribed to it in Section 1.05 hereof.

"Assessment Ordinance" shall mean any ordinance adopted by the City Council approving the SAP and levying PID Assessments.

"Assessment Revenue" shall have the meaning ascribed to it in Section 1.05 hereof.

"City Regulations" shall have the meaning ascribed to it in the Development Agreement.

"City Representative" means any officer, employee or other designated representative specifically authorized by the City Council to undertake the actions referenced herein. The City Manager and the Assistant City Manager are hereby designated as the initial City Representatives.

"Closing Disbursement Request" means a request for payment of PID Costs from PID Bond Proceeds, submitted by the Developer in connection with the closing of a series of PID Bonds, in a form approved by the City and the Developer.

"Developer Advances" mean advances made by the Developer to pay Actual Costs.

"Developer Improvement Account" means an account of the PID Project Fund which may be created and established under the applicable PID Bond Indenture (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 PID Bond Indenture.

"Maturity Date" is the date one year after the last Annual Installment is collected.

"Payment Request" shall have the meaning ascribed to it in Section 2.01 hereof.

"PID Pledged Revenue Fund" means, collectively, the fund established by the City under each applicable PID Bond Indenture (and segregated from all other funds of the City) into which the City deposits Assessment Revenue in accordance with each applicable PID Bond Indenture related to a series of PID Bonds issued and still outstanding.

"PID Project Fund" means, collectively, the fund and all accounts created within such fund, established by the City under each applicable PID Bond Indenture (and segregated from all other funds of the City), into which the City deposits PID Bond Proceeds in the amounts and as described in the applicable PID Bond Indenture.

"PID Bond Reimbursement Fund" means a fund which may be established by the City under the applicable PID Bond Indenture (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 purpose of paying amounts due to the Developer under this Agreement or a separate reimbursement agreement and/or Actual Costs of Authorized Improvements that are not paid from PID Bond Proceeds deposited in the applicable account of the PID Project Fund in accordance with each applicable PID Bond Indenture related to a series of PID Bonds issued and still outstanding.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Reimbursement Agreement Balance" shall have the meaning ascribed to it in Section 2.05 hereof.

ARTICLE I
Construction of the Authorized Improvements

1.01. Design of the Authorized Improvements. All design plans, construction plans and the like for physical facilities to be constructed or acquired as a part of the Authorized Improvements shall be approved by the governmental entity having authority over such Authorized Improvements prior to Developer beginning construction of such physical facility.

1.02. Construction and Acquisition of Authorized Improvements.

(a) The Authorized Improvements shall be constructed or caused to be constructed and all easements, equipment, materials, and supplies required in connection therewith may be acquired in the name of the City, the retail service provider, or the Developer; provided, however, all construction contracts, easements and other agreements shall contain provisions, in a form reasonably satisfactory to the City's attorneys to be compliant with the Development Agreement. Prior to or at the time of reimbursement of the Developer with funds from the Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account or PID Bonds, as applicable, the Developer shall convey the Authorized Improvements to the City, third-party retail provider or other entity approved by the City Council, as applicable, in accordance with Section 3.02 below.

(b) 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 for Authorized Improvements to be owned by the City, but not construction contracts, shall be reviewed and approved, in accordance with applicable City Regulations (as defined in the Development Agreement), by the City prior to Developer commencing construction.

(c) The Authorized Improvements shall be constructed in the manner described in the Development Agreement, which requires, among other things, compliance with the City Regulations. In performing this Agreement, the Developer is not the agent or employee of the City.

(d) Upon completion of construction of Authorized Improvements to be owned by the City or an authorized third-party constructed in the name of the Developer, the Developer shall provide the City or such third-party with final "record" drawings of the Authorized Improvements approved by the City's or such third-party's engineers.

(e) Upon completion of the Authorized Improvements, the Developer shall present to a City Representative invoices or other evidences of payment of costs of the Authorized Improvements for review and approval. The City agrees, subject to the provisions of Sections 1.05 and 2.01 hereof, to pay the Developer, and the Developer shall be entitled to receive from the City, the amount equal to the PID Costs paid by the Developer (including overrun costs, to the extent available due to cost underruns) allowed hereunder and as described in the SAP, that were paid by the Developer, plus interest, as provided in Article II hereof.

(f) All Authorized Improvements shall be constructed by or at the direction of the Developer in accordance with the plans, the Development Agreement, City Regulations, regulations of a third-party receiving any of the Authorized Improvements, and this Agreement and any other agreement between the parties related to property in the PID and/or the Authorized Improvements. 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 design and construction of Authorized Improvements in accordance with the manner described in the Development Agreement. 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 or authorized third-party 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 Regulations and regulations of a third-party receiving any of the Authorized Improvements.

1.03. Cost of Authorized Improvements. To the extent that the City has not issued PID Bonds, the Developer shall promptly pay the undisputed costs of the Authorized Improvements as the same become due, subject to statutory retainage, including, without limitation, all costs of design, engineering, materials, labor, construction, and inspection arising in connection with the Authorized Improvements; all payments arising under any contracts entered into for the construction of the Authorized Improvements; all costs incurred in connection with obtaining governmental approvals, certificates, permits, easements, rights-of-way, or sites required as a part of the construction of the Authorized Improvements, including, without limitation, any on-site or off-site mitigation costs; and all expenses incurred in connection with the construction of the Authorized Improvements (the "Actual Costs"). The City shall not be liable to any contractor, engineer, attorney, materialman or other party employed or contracted with in connection with the construction of the Authorized Improvements, but shall only be obligated to acquire the Authorized Improvements built in compliance with City Regulations and designated in the Development Agreement as to be owned by the City and/or reimburse the Developer in the manner and to the extent provided in Article II of this Agreement, and for the avoidance of any doubt, solely from PID Assessments or PID Bond Proceeds, if issued.

1.04 Timing of Authorized Improvements. Notwithstanding anything herein to the contrary, the Developer may advance funds or cause funds to be advanced and/or construct and install or cause to be constructed and installed Authorized Improvements as Developer deems appropriate in its sole and absolute discretion, including the construction and installation of Authorized Improvements to serve portions of the Property and in different phases and sections over a period of time. So long as Developer complies with the Development Agreement and City Regulations, the Developer may exercise its sole discretion on all aspects of the phasing and timing of development and shall not be obligated to advance funds and/or construct and install the Authorized Improvements for the entire Property at one time.

1.05 City's Obligation Limited. The Parties agree the City's obligations to reimburse the Developer for costs paid related to the Authorized Improvements constructed for the benefit of an Improvement Area shall only be paid from (A) PID Bonds, if issued and/or (B) the PID Assessments and/or Annual Installments collected from the portion of an Improvement Area subject to the PID Assessments (the "Assessed Property") (such PID Assessments and Annual Installments thereof collected on such Assessed Property, the "Assessment Revenue"), and such obligation (i) is contingent upon the City levying such PID Assessments related to the Authorized Improvements constructed for the benefit of that Improvement Area, and (ii) will not be due and owing unless and until the City actually levies such PID Assessments related to the Authorized Improvements constructed for the benefit of that Improvement Area. The Parties agree that until a PID Assessment has been levied to pay for PID Costs, this Agreement does not create an obligation of the City.

ARTICLE II
Reimbursement for Funds Advanced; Funding of Authorized Improvements

2.01. Obligation to Reimburse; Obligations Limited. The City and Developer agree that the City shall levy PID Assessments and may, at the discretion of the City issue and sell, from time to time, PID Bonds to fund the PID Costs. It is the mutual intent and agreement of the City and Developer to provide for future reimbursement of funds advanced for PID Costs, including Actual Costs, by the Developer through the levy of PID Assessments and/or issuance of PID Bonds and use of Assessment Revenues and/or PID Bond Proceeds. The City is obligated, subject to the provisions of Section 1.05 hereof, to reimburse the Developer and its designees and assigns for all funds advanced or caused to be advanced by the Developer for the PID Costs authorized under the PID Act and in accordance with the provisions of the SAP and the Development Agreement. If the Developer is in substantial compliance with its obligations under the Development Agreement and this Agreement, then following the inspection and approval of any portion of Authorized Improvements to be owned by the City or an authorized third-party pursuant to the provisions of the PID Act for which Developer seeks reimbursement or payment of the PID Costs by submission of a request for reimbursement or payment (a "Payment Request"), the obligations of the City under this Agreement to pay from Assessment Revenue or the net PID Bond Proceeds, as applicable, disbursements (whether to the Developer or to any person designated by the Developer) identified in any approved Payment Request and to pay debt service on PID Bonds are unconditional and not subject to any defenses or rights of offset except as may be provided by law or in any PID Bond Indenture; provided, in no event shall the City Representative be authorized to approve a Payment Request if the City has not previously levied PID Assessments against Assessed Property within the development related to the Authorized Improvements for which such Payment Request has been submitted. To the extent that the City levies PID Assessments but does not issue PID Bonds, and subject to the provisions of Section 1.05, the City agrees to reimburse the Developer with interest as provided herein or in a separate reimbursement agreement from monies available in the Assessment Fund until the Maturity Date, and the Developer shall be entitled to receive payments from the City, from such source for amounts shown on a Payment Request.

Upon the levy of the PID Assessments, the Reimbursement Agreement Balance shall bear simple interest per annum not to exceed the rates permitted under subsections (e)(1) and (e)(2) of Section 372.023 of the PID Act, as further identified in a separate reimbursement agreement and/or the SAP, or if PID Bonds are issued, then the interest rate on such PID Bonds, and as identified with respect to each Improvement Area in the SAP. The PID Assessments shall accrue interest in accordance with the SAP. Interest shall continue on the unpaid principal amount of the PID Assessments for a lot or parcel for 30 years or as otherwise set forth in the SAP and until the PID Assessments are paid in full, unless otherwise provided in the SAP and/or Assessment Ordinance.

For the avoidance of doubt, the City's obligation to reimburse shall be solely from funds in the Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account and/or from the PID Bond Proceeds, and the Developer agrees to look solely to such sources for reimbursement. 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 Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account or the PID Bond Proceeds if applicable. Unless approved by the City, no other City funds, revenues, taxes, or income of any kind shall be used to pay: (1) the PID Costs; (2) amounts due and owing under this Agreement or a separate related reimbursement agreement; or (3) debt service on any PID 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.

2.02. Time and Amount of Reimbursement. The City shall reimburse the Developer for payment

of Actual Costs related to the construction of Authorized Improvements solely from (i) the proceeds of PID Bonds and/or (ii) Assessment Revenue collected pursuant to PID Assessments levied on an Improvement Area.

In regards to reimbursement from PID Bonds, the City shall reimburse the Developer and its designees for those Actual Costs that have been paid or advanced or caused to be paid or advanced by the Developer pursuant to Sections 1.03, 1.05, and 2.01 hereof and in accordance with the terms of the applicable PID Bond Indenture.

Additionally, the Developer may request reimbursements directly from Assessment Revenue levied against property within an Improvement Area. The invoices included with the Payment Request shall identify the payee, the goods, services and/or materials provided by such payee and the total amount paid with respect to such goods, services and/or materials. If the City timely disapproves of the Payment Request (for a reason other than for a failure to levy PID Assessments from which the Payment Request is to be paid, in accordance with the provisions hereof) by delivering a detailed notice to the Developer, then payment with respect to the disputed portion(s) of the Payment Request shall not be made until the Developer and the City settle the dispute. The Parties agree to meet promptly and resolve any dispute within 60 days from the date of the initial submittal of the Payment Request. Any unresolved disputes may be appealed to City Council.

With respect to any Payment Request by the Developer, in no event shall the City Representative be authorized to approve such request if the City has not previously levied PID Assessments against the Assessed Property.

2.03. Fund Deposits. Until PID Bonds payable from Assessment Revenues collected from each Improvement Area are issued, the City shall bill, collect, and immediately deposit into the Assessment Fund all Assessment Revenue consisting of: (1) revenue collected from the payment of PID Assessments (including Prepayments and amounts received from the foreclosure of liens but excluding costs and expenses related to collection); and (2) any additional revenue collected from the payment of Annual Installments (excluding Administrative Expenses and Delinquent Collection Costs, each as defined in the SAP). Funds in the Assessment Fund shall only be used to pay Actual Costs of the Authorized Improvements or all or any portion of the Reimbursement Agreement Balance in accordance with this Agreement and/or a separate reimbursement agreement. Once PID Bonds payable from Assessment Revenue are issued, the City shall bill, collect, and immediately deposit all Assessment Revenue securing such series of PID Bonds in the manner set forth in the applicable PID Bond Indenture.

Once PID Bonds payable from Assessment Revenue are issued, the City shall also deposit PID Bond Proceeds and any other funds authorized or required by the applicable PID Bond Indenture into the funds established by the applicable PID Bond Indenture in the manner set forth in the applicable PID Bond Indenture. Annual Installments shall be billed and collected by the City (or by any person, entity, or governmental agency permitted by law) in substantially 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 PID Bond Indenture; provided that funds disbursed from the applicable PID Project Fund shall be made first from PID 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 PID Bond Indenture.

Notwithstanding any other provision in this Agreement, the Actual Costs of Authorized Improvements shall be paid solely from: (1) the Assessment Revenue, or (2) net PID Bond Proceeds or

other amounts deposited in an account of the PID Project Fund created under a PID Bond Indenture related to PID Bonds secured by the Assessment Revenue. The City, in its discretion and in accordance with the PID Bond Indenture, will take and pursue all actions permissible under Applicable Laws to cause the PID Assessments to be collected and the liens related to such PID 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 PID Assessments for so long as any PID Bonds are outstanding or a Reimbursement Agreement Balance remains outstanding. The City shall determine or cause to be determined, no later than March 1 of each year whether any Annual Installment is delinquent. If delinquencies exist, 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 PID Assessment or the corresponding Assessed Property or to use any City funds, revenues, taxes, income, or property other than moneys collected from the PID Assessments. Once PID Bonds are issued, the applicable PID Bond Indenture shall control in the event of any conflict with this Agreement.

2.04. Payment of Actual Costs. If PID Bonds are not issued (or prior to such issuance) to pay the Actual Costs, the Developer may elect to make Developer Advances to pay Actual Costs. If PID Bonds are issued, the PID Bond Proceeds shall be used in the manner provided in the applicable PID Bond Indenture; and, except as may be required under the Development Agreement and/or an applicable PID Bond Indenture, the Developer shall have no obligation to make Developer Advances for the related Authorized Improvements, unless the PID Bond Proceeds, together with any other funds in the PID Project 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. If Developer Advances are required in connection with the issuance of a series of PID 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 PID Bonds that the Developer has previously paid if (i) the Developer submits to the City all information related to such costs that would be required by a Closing Disbursement Request at least fifteen (15) business days prior to the scheduled closing date of such PID Bonds, and (ii) 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 PID 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.

2.05. 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 (subject to the provisions of Sections 1.05 and 2.01 hereof), until the Maturity Date, for amounts shown on each approved Payment Request (which amounts include all Actual Costs paid by or at the direction of the Developer) plus simple interest on the unpaid principal balance at the rate identified in a separate reimbursement agreement and/or the SAP approved at the time the City levies the PID Assessments, as described in Section 2.01 hereof(the amount owed to the Developer for all approved Payment Requests is referred to as the "Reimbursement Agreement Balance"); provided, however, upon the issuance of PID Bonds, the interest rate due and unpaid on amounts shown on each Payment Request to be paid to the Developer shall be the lower of: (1) the interest rate on the applicable series of PID Bonds issued to finance the costs of the Authorized Improvements for which the Payment Request was filed, or (2) the interest rate approved by the City Council at the time the City levies the PID Assessments from which such PID Bonds shall be paid. The interest rates contemplated in (1) and (2) above have been approved by the City Council and are authorized by the PID Act. The principal amount of each portion of the Reimbursement Agreement Balance to be paid under each Assessment Ordinance shall be set forth in the SAP and/or a separate reimbursement agreement. The City's obligations to pay the Reimbursement Agreement Balance related to the Authorized Improvements constructed for the benefit of the PID shall (i) only be paid from the PID Assessments and/or Annual Installments collected

from property within an Improvement Area, once such PID Assessments are levied, or PID Bond Proceeds, (ii) are contingent upon the City levying such PID Assessments, and (iii) will not be due and owing unless and until the City actually levies such PID Assessments. Interest will not accrue on Payment Requests until such time as they have been approved pursuant to the terms of this Agreement.

The Reimbursement Agreement Balance is payable solely from: (1) the Assessment Fund if no PID Bonds are issued for the purpose of paying the Authorized Improvements related to such Reimbursement Agreement Balance, or (2) from PID Bond Proceeds, the Developer Improvement Account and the PID Bond Reimbursement Fund, if applicable, if PID Bonds are issued for the purpose of paying 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 PID Bond Proceeds deposited in the PID Project Fund and payments made from the Developer Improvement Account and PID Bond Reimbursement Fund, if applicable, shall be made in the manner set forth in the applicable PID Bond Indenture.

So long as no PID Bonds are issued and the City has received and approved a Payment Request, the City shall make a payment to the Developer from the Assessment Fund for an amount of the Reimbursement Agreement Balance at least annually, and no later than 60 days after the date payment of the Annual Installments are due, not to exceed the Assessment Revenue collected by and payable to the City. In the event that a Prepayment of an Assessment is made prior to the issuance of PID 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 Assessment Fund within 60 days after the Prepayment is made. Payments made from the Assessment 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 Assessment 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.

2.06. Disbursements and Transfers at and after Bond Closing. The City and the Developer agree that from the proceeds of the PID Bonds, and upon the presentation of evidence satisfactory to the City Representative, the City will cause the trustee under the applicable PID Bond Indenture to pay at closing of the PID 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 PID 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 fifteen (15) business days prior to the scheduled closing date for the applicable series of PID Bonds for payment in accordance with the provisions of the PID Bond Indenture. In order to receive additional disbursements from any applicable fund under a PID Bond Indenture, the Developer shall execute a Payment Request, no more frequently than monthly, to be delivered to the City for payment in accordance with the provisions of the applicable PID Bond Indenture and this Agreement. Upon receipt of a Payment Request (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 and specifications 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 Payment Request. The City shall also conduct such review as is required in its discretion to confirm the matters certified in the Payment Request. 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 Payment Request. Within fifteen (15) business days following receipt of any Payment Request after the issuance of a series of PID Bonds, the City shall either: (1) approve the Payment Request and forward it to the trustee for payment, or (2) provide the Developer with written notification of disapproval of all or part of a Payment Request, specifying the basis for any such disapproval. Any disputes shall be resolved as required herein. The City shall deliver the approved or partially approved Payment Request to the trustee for payment, and the trustee shall make the disbursements as quickly as practicable thereafter.

ARTICLE III
Acquisition of Authorized Improvements

3.01. Acquisition of Authorized Improvements. At or prior to the time of reimbursement of the Developer for the Actual Costs or a portion of the Actual Costs, the City will acquire or cause to be acquired such Authorized Improvements that are to be owned by the City, as set forth in the SAP, from the Developer as have been constructed or caused to be constructed by the Developer for the benefit of the City, including off-site Authorized Improvements. At or prior to the time of reimbursement of the Developer for the Actual Costs or a portion of the Actual Costs related to Authorized Improvements to be owned by an authorized third-party pursuant to the provisions of the PID Act, such entity will acquire or cause to be acquired such Authorized Improvements from the Developer as have been constructed or caused to be constructed by the Developer for the benefit of such entity, including off-site Authorized Improvements.

3.02. Conveyance Requirements. The Developer shall convey the Authorized Improvements to be owned by the City to the City by deed or other appropriate instrument of conveyance, with full warranties, free and clear of any liens, claims, encumbrances, options, charges, assessments, restrictions, laminations or reservations, including liens for ad valorem taxes for past and current years, and payments due to construction contractors, laborers, or materialmen, unless otherwise waived in writing by the City. The Developer may also convey the Authorized Improvements to be owned by the City to the City by plat or other instrument on behalf of or benefiting the City. The Developer shall convey the Authorized Improvements to be owned by an authorized third-party pursuant to the provisions of the PID Act to such entity by deed or other appropriate instrument of conveyance, with full warranties, free and clear of any liens, claims, encumbrances, options, charges, assessments, restrictions, laminations or reservations, including liens for ad valorem taxes for past and current years, and payments due to construction contractors, laborers, or materialmen, unless otherwise waived in writing by such entity. The Developer shall provide reasonable proof of title and proof of no liens, claims, or encumbrances. Conveyance of any Authorized Improvements to be owned by the City at any time shall be subject to the reimbursement obligations created in this Agreement. Each conveyance shall include all easements within which the Authorized Improvements are located, unless such easements have been dedicated to the public, and all easements necessary to own, operate and maintain the Authorized Improvements. Each conveyance shall additionally include sufficient title to any and all plant sites, together with necessary rights of way where such site or sites are not directly accessible by a dedicated public street, and all licenses, franchises and permits for the Authorized Improvements. The Developer shall also assign, in writing, all of its contractors' and materialmen's warranties, if any, relating to the Authorized Improvements to be owned by the City. All documents or instruments of conveyance, transfer, or assignment hereunder of Authorized Improvements to be owned by the City shall be in a form and content acceptable to the City's attorneys, subject to commercially reasonable standards. The Developer, at the time of reimbursement by the City for Authorized Improvements to be owned by the City, shall deliver to the City a release of all liens upon the bonded Authorized Improvements securing the costs of construction of the bonded Authorized Improvements advanced by a third-party lender. Any conveyance of Authorized Improvements to the City by plat shall not be considered effective until the City has provided a letter of acceptance or other evidence of City acceptance for such Authorized Improvements. Any conveyance of Authorized Improvements to

the City by deed or similar instrument shall not be considered effective until such deed or other instrument is recorded in the property records of Collin County.

Prior to completion and conveyance to the City of any Authorized Improvements to be owned by the City, the Developer shall cause to be provided to the City a maintenance bond in the amount required by the City 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. 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 100 percent of the disputed amount, in order for the City to accept the Authorized Improvements, or as otherwise described in the Development Agreement.

3.03. Correction of Defects. Conveyance of any Authorized Improvements to the City shall not relieve the Developer of liability for the correction of any existing engineering or construction defects then existing in the Authorized Improvements to be owned by the City or for satisfaction of any unpaid claim for materials or labor. The City shall be under no obligation to contest or challenge any claim for labor or materials; provided, however, that in the event the Developer fails to promptly correct any such defect or satisfy any such claim, the City may elect to do so and, in such event, shall have full rights of subrogation. Subject to any applicable statutes of limitation, the Developer shall pay the City for the City's costs in correcting any defect or satisfying any claim including, but not limited to, construction costs, engineering fees, attorneys' fees, building or construction permits, filing fees or court costs.

3.04. Survival or Representations. All representations, warranties and agreements of the City and the Developer hereunder shall survive the conveyance of the Authorized Improvements to the City.

ARTICLE IV
Representations

4.01. Representations by the Developer. The Developer hereby represents to the City that:

(a) The execution and delivery of this Agreement and the transactions contemplated hereby have been duly authorized by the Developer;

(b) This Agreement, the representations and covenants contained herein, and the consummation of the transactions contemplated hereby shall not violate or constitute a breach of any contract or other agreement to which the Developer is a party;

(c) The Developer has made financial arrangements or the ability to obtain sufficient financial resources to assure its ability to perform its obligations hereunder; and

(d) The Developer will make commercially reasonable efforts to send a representative to all meetings of the City Council of the City related to this Agreement or the Authorized Improvements and at which such presence may be requested.

4.02. Representations by the City. The City hereby represents and covenants to the Developer that:

(a) The City has the authority to enter into and perform its obligations under this Agreement;

(b) It shall use its good faith efforts to, if decided by the City, issue PID Bonds pursuant to the PID Act and other applicable law; and

(c) It shall use its good faith efforts to levy and collect the PID Assessments, approve the Payment Requests, and pay the Reimbursement Obligation Balance.

ARTICLE V
Remedies

5.01. Default by the Developer. In the event of an uncured default by the Developer hereunder and after written notice from the City and a reasonable opportunity to cure, which opportunity shall be no less than thirty (30) days, the City shall have the right:

(a) To pursue all legal or equitable remedies; and

(b) To recover from the Developer all expenses incurred in pursuing its legal rights hereunder, including reasonable attorneys' fees.

If a default cannot reasonably be cured within 30 days and Developer has diligently pursued a cure within such 30-day period and has provided written notice to the City that additional time is needed, then the cure period provided herein shall be extended for an additional 30 day period so long as the Developer is diligently pursuing a cure. The additional 30 day period shall begin on the date of receipt of the written notice by the City.

No default by the Developer shall entitle the City to terminate this Agreement, cease collection of the PID Assessments previously levied and deposit of the Assessment Revenues, or to withhold properly due payments to the Developer from the Assessment Fund or PID Bond Reimbursement Fund in accordance with this Agreement and the PID Bond Indenture or on deposit in the PID Project Fund.

An event of default by the Developer does not release the City from the obligation to reimburse the Developer for Actual Costs advanced or incurred by the Developer on behalf of the City prior to the date of default by the Developer or to reimburse the Developer for Authorized Improvements previously acquired by or conveyed to the City or applicable retail provider.

5.02. Default by City. In the event of default by the City hereunder, the Developer shall be entitled to pursue all remedies at law or in equity, including, seeking a writ of mandamus from a court of competent jurisdiction compelling and requiring the City and its officers to observe and perform the covenants, obligations and conditions hereof; provided, however, that no default by the City shall entitle the Developer to terminate this Agreement and that any financial obligation of the City will only be payable from Assessment Revenues. Any amounts or remedies due pursuant to this Agreement are not subject to acceleration.

5.03. Future Performance. The failure of either party hereto to insist, in any one or more instances, upon performance of any of the terms, covenants, and conditions of this Agreement, shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant, or condition by the other party hereto, but the obligation of such other party with respect to such future performance shall continue in full force and effect.

ARTICLE VI
Miscellaneous

6.01. Severability. In case any one or more provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

6.02. Modification. This Agreement may be modified or varied only by a written instrument subscribed by both of the parties hereto including a reimbursement agreement entered into for a phase of development or issuance of PID Bonds.

6.03 Assignability. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with written notice to) the City, the Developer's right, title, or interest under this Agreement (any of the foregoing, a "Transfer"). Notwithstanding the foregoing, however, no Transfer shall be effective until five days after notice of the Transfer is received by the City; provided, however, that no such Transfer shall be made without prior written consent of the City if such Transfer 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 (the "SEC"), and/or (3) the City being subjected to additional reporting or recordkeeping duties. Notwithstanding the foregoing, the City hereby authorizes the Developer to grant a security interest in the Developer's rights hereunder and to all sums to be paid to the Developer by the City pursuant to this Agreement to any bank or financial institution without City consent and to the extent permitted by State law.

6.04. Captions. The captions used in connection with the paragraphs of this Agreement are for convenience only and shall not be deemed to construe or limit the meaning of the language contained in this Agreement, or used as interpreting the meanings and provisions hereof.

6.05. Applicable Law. This Agreement shall be construed and interpreted under the laws of the State of Texas and all obligations of the parties created hereunder are performable in Collin County, Texas.

6.06. Parties at Interest. This Agreement shall be for the sole and exclusive benefit of the parties hereto and shall never be construed to confer any benefit on any third party. This Agreement shall be binding upon each party, its successors and assigns.

6.07. Term. The term of this Agreement shall begin on the Effective Date and shall continue until the earlier to occur of (i) the last Maturity Date relating to any Improvement Area or (ii) the date on which the Reimbursement Agreement Balance for all Improvement Areas is paid in full. Upon termination of this Agreement with respect to an Improvement Area, the amount of the Reimbursement Agreement Balance, if any, for that Improvement Area that has not been paid, plus the accrued and unpaid interest thereon (collectively, the "Unpaid Balance") shall be canceled and for all purposes of this Agreement shall be deemed to have been conclusively and irrevocably PAID IN FULL, and such Unpaid Balance shall no longer be deemed to be payable. Notwithstanding the foregoing, upon the issuance of PID Bonds secured by PID Assessments levied against property within a specific Improvement Area, the Assessment Revenues collected in connection with such PID Bonds shall be used as set forth under the applicable PID Bond Indenture and related agreements governing the use of PID Assessments and the proceeds of such series of PID Bonds.

6.08. Force Majeure. If the City or the Developer is rendered unable, in whole or in part, by force majeure to carry out any of its obligations under this Agreement, then the obligations of such party,

to the extent affected by such force majeure and to the extent that due diligence is being used to remedy such inability to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. The term "force majeure", as used herein, shall include, without limitation, acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemy; order of any kind of the Government of the United States or the State of Texas or any civil or military authority; insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery; pipelines or canals; partial or total failure of water supply and inability to provide water necessary for operation of the sewer system, or to receive waste; and any other inabilities of the party, whether similar to those enumerated or otherwise, which are not within the control of the party, which the party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of such party, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demand of the opposing party or parties when such settlement is unfavorable to it in the judgment of such party.

6.09 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.

6.10 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 and the Developer 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 and the Developer.

6.11 Counterparts. This Agreement may be executed in multiple counterparts, which, when taken together, shall be deemed one original.

6.12 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.

6.13. Statutory Verifications. The Developer makes the following representation and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the

Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) 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 provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The 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 provided in Section 2276.001(1), Government Code.

6.14 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.

6.15 Notice. Any notice referenced in this Agreement must be in writing and shall be deemed given at the addresses shown below: (i) 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 (ii) 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 St.
Celina, Texas 75009
E-mail: rranc@celina-tx.gov
TEL: (972) 382-2682

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

To the Developer: Attn: Larry Corson
CCD - North Sky, LLC
8222 Douglas Avenue, Suite 530
Dallas, Texas 75225
E-mail: lcorson@ccdevtx.com
TEL: (214) 505-8256

With a copy to: Attn: Drew Slone
Greenberg Traurig, LLP
2200 Ross Avenue, Suite 5200
Dallas, Texas 75201
E-mail: drew.slone@gtlaw.com
TEL: (214) 665-3600

[Signatures to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple counterparts, each of equal dignity, to be effective as of the date first written above.

CITY:

CITY OF CELINA, TEXAS

By:_____
Name: Ryan Tubbs
Title: Mayor

ATTEST:

_____
City Secretary

DEVELOPER:

CCD - NORTH SKY, LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

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
Date: June 9, 2026

Agenda Item:
Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - Ten Mile Creek, LLC, and resolving matters incident thereto. (Bromiley)

Background Information:
The Ten Mile Creek PID was created by the City Council pursuant to the PID Act and a resolution approved on March 15, 2022. The PID is generally located south of the Collin County Outer Loop and north-west corner of Choate Parkway. The PID is anticipated to contain an estimated 494 residential units on approximately 209.16 acres within two Improvement Areas. The Developer completed construction of the infrastructure of Improvement Area #1 in 2024 and expects to complete construction of the infrastructure for Improvement Area #2 in June 2026.

In 2023, the City issued two series of bonds to finance improvements in Major Improvement Area #1 and Improvement Area #1.

The Developer anticipates that it will request that the City, in the near future, levy assessments within Improvement Area #2 to finance the costs of certain roadway, water, sanitary sewer and drainage improvements necessary to serve Improvement Area #2 and issue Bonds to be secured by such Assessments.

This Resolution approves a Reimbursement Agreement with the Developer for the project to ensure eligibility for reimbursement of the costs of the Improvement Area #2 Improvements, since such improvements are expected to be completed and dedicated to the City prior to the levy of Assessments.

Legal Review:

Resolution and Reimbursement Agreement approved by Bond Counsel.

Supporting Documents:

1. Staff Presentation
2. Resolution

Financial Consideration:

This Resolution does not impact the City's operating funds. It preserves the Developer's ability to be reimbursed for the costs to construct the Improvement Area #2 Improvements from Assessment revenues or the proceeds of the Bonds.

Staff Recommendation:

Staff recommends approval.

CITY COUNCIL MEETING

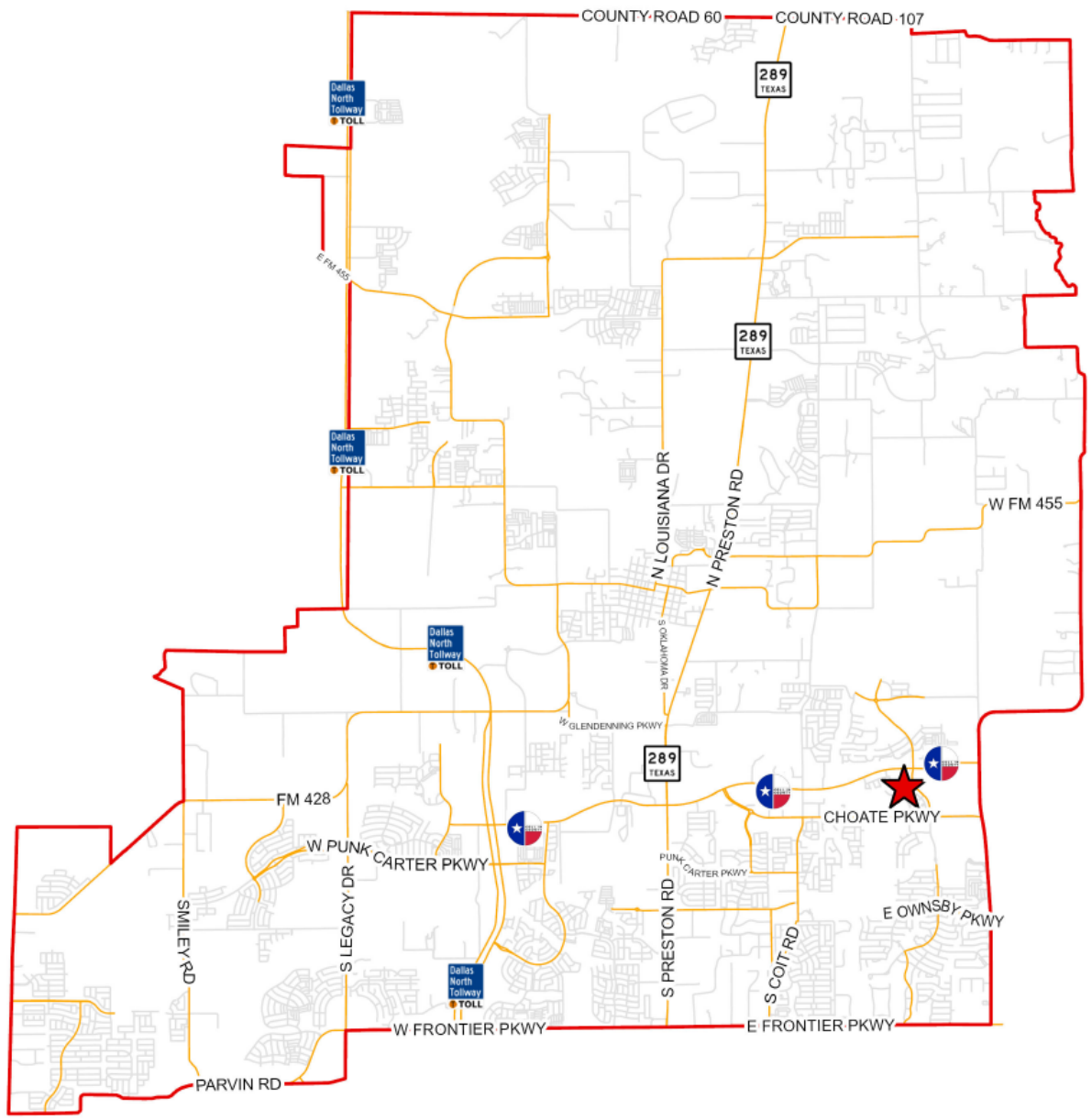
TEN MILE CREEK

REIMBURSEMENT AGREEMENT

IMPROVEMENT AREA #2

June 9, 2026

TEN MILE CREEK PID



- Established March 15, 2022
- PID is located south of the Collin County Outer Loop and north-west corner of Choate Parkway
- Approximately 209.16 acres
  - 494 single family lots
  - Two Improvement Areas
    - Infrastructure was completed in 2024 for IA #1
    - Infrastructure completion is expected by end of June 2026 for IA #2
- Action item tonight is for
  - Reimbursement Agreement for Improvement Area #2

Ten Mile Creek PID - Reimbursement Agreement Overview

- The Reimbursement Agreement before Council today is intended to establish reimbursement provisions for Improvement Area #2.
- The agreement provides for reimbursement to the Developer for improvement costs that were previously advanced and that are allowed under the authorization improvement stated in the SAP and relevant Developer's agreements.
- No Ten Mile Creek PID Bonds have been issued to date for Improvement Area #2. Any remaining amounts owed to the Developer under the reimbursement agreement are expected to be paid from the proceeds of future bond issuances, which will fulfill the City's reimbursement obligations.

City Financial Team

Hilltop Securities - Financial Advisor

Fiduciary responsibility to the city

Advises on all capital-related matters for the City and related PIDs

Structure overall finance plans

Norton Rose Fulbright - Bond Counsel

Opines on legal matters related to bond issuances and development districts

Ensures City is in compliance with State law and Federal tax law

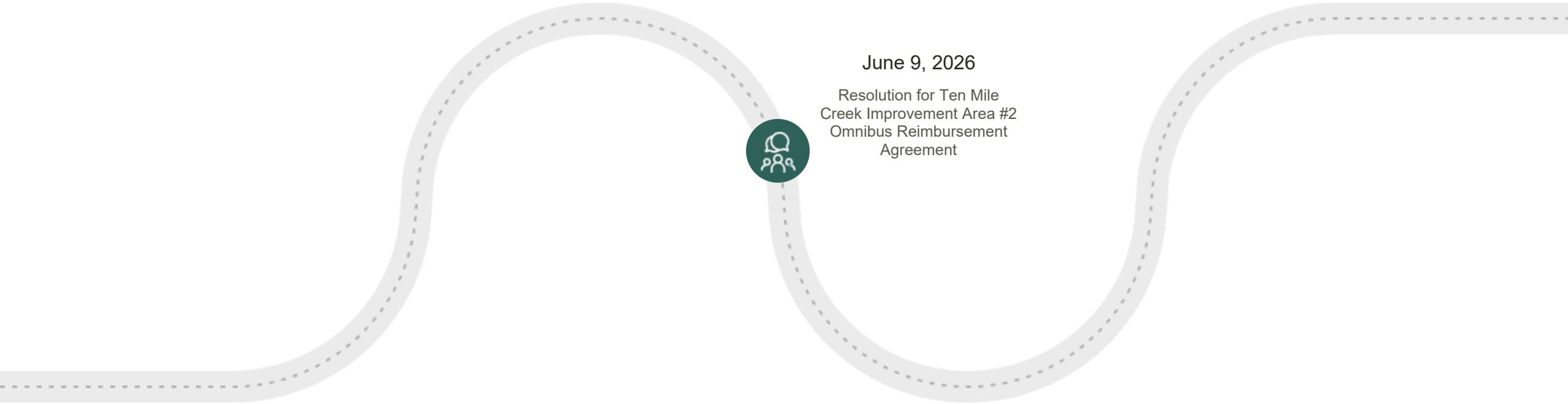
Interfaces with the Texas Attorney General

Municap - PID and TIRZ Consultant

Advises the City on all matters related to PIDs and TIRZs

Ensures compliance with City's PID Policy and state statues

Ten Mile Creek IA #2 - Timeline



June 9, 2026

Resolution for Ten Mile Creek Improvement Area #2 Omnibus Reimbursement Agreement

Questions?

CITY OF CELINA, TEXAS

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN "AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES" BETWEEN THE CITY OF CELINA, TEXAS, AND CCD – TEN MILE CREEK, LLC, AND RESOLVING MATTERS INCIDENT THERETO

WHEREAS, on March 15, 2022, the City Council (the "City Council") of the City of Celina, Texas (the "City") adopted a resolution creating the Ten Mile 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 "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" by and between the City and CCD – Ten Mile Creek, LLC, a Texas limited liability company (the "Developer") to be effective June 9, 2026 (the "Agreement to Reimburse"); and

WHEREAS, the Agreement to Reimburse memorializes the City's intent to reimburse the Developer for the developer advances made for the construction and financing of the authorized improvements benefiting the PID and establishes the methods, contingencies, and procedures for the City to provide such reimbursements related to the improvements benefiting the PID; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

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 Agreement to Reimburse, in a form substantially similar to the agreement attached hereto as Exhibit A, is hereby approved and the Mayor is authorized to execute such Agreement to Reimburse on behalf of the City with such changes as may be required to carry out the purpose of the Agreement to Reimburse and as approved by the Mayor, such approval to be evidenced by the execution thereof.

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*]

PASSED AND APPROVED, THIS THE 9th DAY OF JUNE 2026.

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

EXHIBIT A

AGREEMENT TO REIMBURSE

AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES

This Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances (the "Agreement") is made and entered into as of June 9, 2026 (the "Effective Date") by and between the City of Celina, Texas, a Texas home-rule city (the "City") and CCD - Ten Mile Creek, LLC, a Texas limited liability company and its successors and assigns (the "Developer").

RECITALS

WHEREAS, the Developer, as the developer of certain real property located wholly within the corporate limits of the City and within Collin County, Texas, as described in the Creation Resolution (hereinafter defined) (the "Property"), desires to develop such Property; and

WHEREAS, the City has received a "PETITION FOR CREATION OF THE TEN MILE CREEK PUBLIC IMPROVEMENT DISTRICT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS" (the "Petition") requesting the formation of the Ten Mile Creek Public Improvement District (the "PID") pursuant to Chapter 372, Texas Local Government Code, as amended (the "PID Act"); and

WHEREAS, the City has accepted the Petition and created the PID pursuant to Resolution No. 2022-14R (the "Creation Resolution"), in accordance with the provisions of the PID Act; and

WHEREAS, the PID includes the Property; which Property is intended to be developed in phases or improvement areas (each, an "Improvement Area") of the PID, as such Improvement Areas will be illustrated in the Service and Assessment Plan (or amendment and restatement thereof) for the PID ("SAP") to be prepared and approved by the City; and

WHEREAS, the Developer intends to make certain authorized improvements to each Improvement Area, which improvements include the acquisition, construction, or improvement of water facilities or improvements, wastewater facilities or improvements, drainage facilities or improvements, streets, roadway improvements, sidewalks, right-of-way acquisition, utility easement acquisition, and other improvement projects described in the Creation Resolution, all of which are designated as "authorized improvements" under the PID Act (collectively, the "Authorized Improvements"); and

WHEREAS, the purpose of the PID is to finance the Authorized Improvements; and

WHEREAS, development within the PID is expected to be governed by the terms of the "Development Agreement (Belknap Tract)" executed by the Developer's predecessor-in-interest and the City, effective on or about September 14, 2021 and subsequently assigned to the Developer (as so assigned, and as amended or otherwise modified, the "Development Agreement"); and

WHEREAS, the SAP shall be prepared and approved by the City in accordance with the PID Act, and shall establish, among other matters, the projected costs of the Authorized Improvements, including the Actual Costs (as defined herein),costs incurred in the establishment, administration, and operation of the PID, and costs of bond issuance, if applicable, as provided in the PID Act (collectively, the "PID Costs"); and

WHEREAS, the SAP shall allocate the PID Costs to the benefitted Property within the PID; and

WHEREAS, assessments to be levied against benefitted Property within each Improvement Area ("PID Assessments") will be reflected on one or more assessment rolls to be approved by the City Council of the City (the "City Council"); and

WHEREAS, the City shall, by ordinance, approve the SAP (including the assessment roll(s)), levy the PID Assessments, and establish the dates upon which interest on PID Assessments will begin to accrue and collection of PID Assessments will begin; and

WHEREAS, all Assessment Revenues (as defined herein) received and collected by the City shall be deposited, as required by the PID Act, into an assessment fund that is segregated from all other funds of the City (the "Assessment Fund") or, in the event of the issuance of bonds to finance the Authorized Improvements ("PID Bonds"), into funds held under an indenture pursuant to which the PID Bonds are issued (the "PID Bond Indenture"); and

WHEREAS, Assessment Revenue deposited into the Assessment Fund or the PID Bond Reimbursement Fund (as defined herein) shall be used solely for Administrative Expenses and Delinquent Collection Costs, each as defined in the SAP, and to reimburse Developer and its designees or assigns for PID Costs advanced by the Developer, plus interest; and proceeds from PID Bonds ("PID Bond Proceeds"), if issued, shall be used to pay the PID Costs, including costs previously paid by the Developer, and for the purposes set forth in the PID Bond Indenture; and

WHEREAS, the Developer intends to make Developer Advances (as defined herein) for the permitting, design, and construction of the Authorized Improvements and the City intends to acquire and/or receive the Authorized Improvements constructed by the Developer or otherwise authorize the dedication of the Authorized Improvements to another authorized third-party and to reimburse the Developer for the Developer Advances; and

WHEREAS, the City and the Developer desire to enter into this Agreement to memorialize the City's intent to reimburse the Developer for the Developer Advances made for the construction and financing of the Authorized Improvements to the fullest extent allowed by law; and

WHEREAS, this Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the PID Act; and

WHEREAS, the City's obligations to reimburse the Developer for Developer Advances paid related to the Authorized Improvements constructed for the benefit of the PID shall (i) only be paid from the PID Assessments and/or Annual Installments (as defined herein) collected from property within the PID once the related PID Assessments are levied and/or from PID Bond Proceeds, (ii) are contingent upon the City levying PID Assessments for the related Authorized Improvements, and (iii) will not be due and owing unless and until the City actually levies such PID Assessments;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the mutual promises, covenants, obligations, and benefits hereinafter set forth, the City and the Developer hereby contract and agree as follows:

DEFINITIONS

In addition to the terms defined in the foregoing recitals, as used herein, the following terms have the meanings specified below. Capitalized terms used but not defined herein have the meanings ascribed to them in the Development Agreement.

"Actual Costs" shall have the meaning ascribed to it in Section 1.03 hereof.

"Annual Installment" shall have the meaning ascribed to it in the SAP.

"Applicable Laws" shall have the meaning ascribed to it in the PID Bond Indenture.

"Assessed Property" shall have the meaning ascribed to it in Section 1.05 hereof.

"Assessment Ordinance" shall mean any ordinance adopted by the City Council approving the SAP and levying PID Assessments.

"Assessment Revenue" shall have the meaning ascribed to it in Section 1.05 hereof.

"City Regulations" shall have the meaning ascribed to it in the Development Agreement.

"City Representative" means any officer, employee or other designated representative specifically authorized by the City Council to undertake the actions referenced herein. The City Manager and the Assistant City Manager are hereby designated as the initial City Representatives.

"Closing Disbursement Request" means a request for payment of PID Costs from PID Bond Proceeds, submitted by the Developer in connection with the closing of a series of PID Bonds, in a form approved by the City and the Developer.

"Developer Advances" mean advances made by the Developer to pay Actual Costs.

"Developer Improvement Account" means an account of the PID Project Fund which may be created and established under the applicable PID Bond Indenture (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 PID Bond Indenture.

"Maturity Date" is the date one year after the last Annual Installment is collected.

"Payment Request" shall have the meaning ascribed to it in Section 2.01 hereof.

"PID Pledged Revenue Fund" means, collectively, the fund established by the City under each applicable PID Bond Indenture (and segregated from all other funds of the City) into which the City deposits Assessment Revenue in accordance with each applicable PID Bond Indenture related to a series of PID Bonds issued and still outstanding.

"PID Project Fund" means, collectively, the fund and all accounts created within such fund, established by the City under each applicable PID Bond Indenture (and segregated from all other funds of the City), into which the City deposits PID Bond Proceeds in the amounts and as described in the applicable PID Bond Indenture.

"PID Bond Reimbursement Fund" means a fund which may be established by the City under the applicable PID Bond Indenture (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 purpose of paying amounts due to the Developer under this Agreement or a separate reimbursement agreement and/or Actual Costs of Authorized Improvements that are not paid from PID Bond Proceeds deposited in the applicable account of the PID Project Fund in accordance with each applicable PID Bond Indenture related to a series of PID Bonds issued and still outstanding.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Reimbursement Agreement Balance" shall have the meaning ascribed to it in Section 2.05 hereof.

ARTICLE I
Construction of the Authorized Improvements

1.01. Design of the Authorized Improvements. All design plans, construction plans and the like for physical facilities to be constructed or acquired as a part of the Authorized Improvements shall be approved by the governmental entity having authority over such Authorized Improvements prior to Developer beginning construction of such physical facility.

1.02. Construction and Acquisition of Authorized Improvements.

(a) The Authorized Improvements shall be constructed or caused to be constructed and all easements, equipment, materials, and supplies required in connection therewith may be acquired in the name of the City, the retail service provider, or the Developer; provided, however, all construction contracts, easements and other agreements shall contain provisions, in a form reasonably satisfactory to the City's attorneys to be compliant with the Development Agreement. Prior to or at the time of reimbursement of the Developer with funds from the Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account or PID Bonds, as applicable, the Developer shall convey the Authorized Improvements to the City, third-party retail provider or other entity approved by the City Council, as applicable, in accordance with Section 3.02 below.

(b) 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 for Authorized Improvements to be owned by the City, but not construction contracts, shall be reviewed and approved, in accordance with applicable City Regulations (as defined in the Development Agreement), by the City prior to Developer commencing construction.

(c) The Authorized Improvements shall be constructed in the manner described in the Development Agreement, which requires, among other things, compliance with the City Regulations. In performing this Agreement, the Developer is not the agent or employee of the City.

(d) Upon completion of construction of Authorized Improvements to be owned by the City or an authorized third-party constructed in the name of the Developer, the Developer shall provide the City or such third-party with final "record" drawings of the Authorized Improvements approved by the City's or such third-party's engineers.

(e) Upon completion of the Authorized Improvements, the Developer shall present to a City Representative invoices or other evidences of payment of costs of the Authorized Improvements for review and approval. The City agrees, subject to the provisions of Sections 1.05 and 2.01 hereof, to pay the Developer, and the Developer shall be entitled to receive from the City, the amount equal to the PID Costs paid by the Developer (including overrun costs, to the extent available due to cost underruns) allowed hereunder and as described in the SAP, that were paid by the Developer, plus interest, as provided in Article II hereof.

(f) All Authorized Improvements shall be constructed by or at the direction of the Developer in accordance with the plans, the Development Agreement, City Regulations, regulations of a third-party receiving any of the Authorized Improvements, and this Agreement and any other agreement between the

parties related to property in the PID and/or the Authorized Improvements. 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 design and construction of Authorized Improvements in accordance with the manner described in the Development Agreement. 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 or authorized third-party 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 Regulations and regulations of a third-party receiving any of the Authorized Improvements.

1.03. Cost of Authorized Improvements. To the extent that the City has not issued PID Bonds, the Developer shall promptly pay the undisputed costs of the Authorized Improvements as the same become due, subject to statutory retainage, including, without limitation, all costs of design, engineering, materials, labor, construction, and inspection arising in connection with the Authorized Improvements; all payments arising under any contracts entered into for the construction of the Authorized Improvements; all costs incurred in connection with obtaining governmental approvals, certificates, permits, easements, rights-of-way, or sites required as a part of the construction of the Authorized Improvements, including, without limitation, any on-site or off-site mitigation costs; and all expenses incurred in connection with the construction of the Authorized Improvements (the "Actual Costs"). The City shall not be liable to any contractor, engineer, attorney, materialman or other party employed or contracted with in connection with the construction of the Authorized Improvements, but shall only be obligated to acquire the Authorized Improvements built in compliance with City Regulations and designated in the Development Agreement as to be owned by the City and/or reimburse the Developer in the manner and to the extent provided in Article II of this Agreement, and for the avoidance of any doubt, solely from PID Assessments or PID Bond Proceeds, if issued.

1.04 Timing of Authorized Improvements. Notwithstanding anything herein to the contrary, the Developer may advance funds or cause funds to be advanced and/or construct and install or cause to be constructed and installed Authorized Improvements as Developer deems appropriate in its sole and absolute discretion, including the construction and installation of Authorized Improvements to serve portions of the Property and in different phases and sections over a period of time. So long as Developer complies with the Development Agreement and City Regulations, the Developer may exercise its sole discretion on all aspects of the phasing and timing of development and shall not be obligated to advance funds and/or construct and install the Authorized Improvements for the entire Property at one time.

1.05 City's Obligation Limited. The Parties agree the City's obligations to reimburse the Developer for costs paid related to the Authorized Improvements constructed for the benefit of an Improvement Area shall only be paid from (A) PID Bonds, if issued and/or (B) the PID Assessments and/or Annual Installments collected from the portion of an Improvement Area subject to the PID Assessments (the "Assessed Property") (such PID Assessments and Annual Installments thereof collected on such Assessed Property, the "Assessment Revenue"), and such obligation (i) is contingent upon the City levying such PID Assessments related to the Authorized Improvements constructed for the benefit of that Improvement Area, and (ii) will not be due and owing unless and until the City actually levies such PID Assessments related to the Authorized Improvements constructed for the benefit of that Improvement Area. The Parties agree that until a PID Assessment has been levied to pay for PID Costs, this Agreement does not create an obligation of the City.

ARTICLE II

Reimbursement for Funds Advanced; Funding of Authorized Improvements

2.01. Obligation to Reimburse; Obligations Limited. The City and Developer agree that the City shall levy PID Assessments and may, at the discretion of the City issue and sell, from time to time, PID Bonds to fund the PID Costs. It is the mutual intent and agreement of the City and Developer to provide for future reimbursement of funds advanced for PID Costs, including Actual Costs, by the Developer through the levy of PID Assessments and/or issuance of PID Bonds and use of Assessment Revenues and/or PID Bond Proceeds. The City is obligated, subject to the provisions of Section 1.05 hereof, to reimburse the Developer and its designees and assigns for all funds advanced or caused to be advanced by the Developer for the PID Costs authorized under the PID Act and in accordance with the provisions of the SAP and the Development Agreement. If the Developer is in substantial compliance with its obligations under the Development Agreement and this Agreement, then following the inspection and approval of any portion of Authorized Improvements to be owned by the City or an authorized third-party pursuant to the provisions of the PID Act for which Developer seeks reimbursement or payment of the PID Costs by submission of a request for reimbursement or payment (a "Payment Request"), the obligations of the City under this Agreement to pay from Assessment Revenue or the net PID Bond Proceeds, as applicable, disbursements (whether to the Developer or to any person designated by the Developer) identified in any approved Payment Request and to pay debt service on PID Bonds are unconditional and not subject to any defenses or rights of offset except as may be provided by law or in any PID Bond Indenture; provided, in no event shall the City Representative be authorized to approve a Payment Request if the City has not previously levied PID Assessments against Assessed Property within the development related to the Authorized Improvements for which such Payment Request has been submitted. To the extent that the City levies PID Assessments but does not issue PID Bonds, and subject to the provisions of Section 1.05, the City agrees to reimburse the Developer with interest as provided herein or in a separate reimbursement agreement from monies available in the Assessment Fund until the Maturity Date, and the Developer shall be entitled to receive payments from the City, from such source for amounts shown on a Payment Request.

Upon the levy of the PID Assessments, the Reimbursement Agreement Balance shall bear simple interest per annum not to exceed the rates permitted under subsections (e)(1) and (e)(2) of Section 372.023 of the PID Act, as further identified in a separate reimbursement agreement and/or the SAP, or if PID Bonds are issued, then the interest rate on such PID Bonds, and as identified with respect to each Improvement Area in the SAP. The PID Assessments shall accrue interest in accordance with the SAP. Interest shall continue on the unpaid principal amount of the PID Assessments for a lot or parcel for 30 years or as otherwise set forth in the SAP and until the PID Assessments are paid in full, unless otherwise provided in the SAP and/or Assessment Ordinance.

For the avoidance of doubt, the City's obligation to reimburse shall be solely from funds in the Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account and/or from the PID Bond Proceeds, and the Developer agrees to look solely to such sources for reimbursement. 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 Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account or the PID Bond Proceeds if applicable. Unless approved by the City, no other City funds, revenues, taxes, or income of any kind shall be used to pay: (1) the PID Costs; (2) amounts due and owing under this Agreement or a separate related reimbursement agreement; or (3) debt service on any PID 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.

2.02. Time and Amount of Reimbursement. The City shall reimburse the Developer for payment of Actual Costs related to the construction of Authorized Improvements solely from (i) the proceeds of PID

Bonds and/or (ii) Assessment Revenue collected pursuant to PID Assessments levied on an Improvement Area.

In regards to reimbursement from PID Bonds, the City shall reimburse the Developer and its designees for those Actual Costs that have been paid or advanced or caused to be paid or advanced by the Developer pursuant to Sections 1.03, 1.05, and 2.01 hereof and in accordance with the terms of the applicable PID Bond Indenture.

Additionally, the Developer may request reimbursements directly from Assessment Revenue levied against property within an Improvement Area. The invoices included with the Payment Request shall identify the payee, the goods, services and/or materials provided by such payee and the total amount paid with respect to such goods, services and/or materials. If the City timely disapproves of the Payment Request (for a reason other than for a failure to levy PID Assessments from which the Payment Request is to be paid, in accordance with the provisions hereof) by delivering a detailed notice to the Developer, then payment with respect to the disputed portion(s) of the Payment Request shall not be made until the Developer and the City settle the dispute. The Parties agree to meet promptly and resolve any dispute within 60 days from the date of the initial submittal of the Payment Request. Any unresolved disputes may be appealed to City Council.

With respect to any Payment Request by the Developer, in no event shall the City Representative be authorized to approve such request if the City has not previously levied PID Assessments against the Assessed Property.

2.03. Fund Deposits. Until PID Bonds payable from Assessment Revenues collected from each Improvement Area are issued, the City shall bill, collect, and immediately deposit into the Assessment Fund all Assessment Revenue consisting of: (1) revenue collected from the payment of PID Assessments (including Prepayments and amounts received from the foreclosure of liens but excluding costs and expenses related to collection); and (2) any additional revenue collected from the payment of Annual Installments (excluding Administrative Expenses and Delinquent Collection Costs, each as defined in the SAP). Funds in the Assessment Fund shall only be used to pay Actual Costs of the Authorized Improvements or all or any portion of the Reimbursement Agreement Balance in accordance with this Agreement and/or a separate reimbursement agreement. Once PID Bonds payable from Assessment Revenue are issued, the City shall bill, collect, and immediately deposit all Assessment Revenue securing such series of PID Bonds in the manner set forth in the applicable PID Bond Indenture.

Once PID Bonds payable from Assessment Revenue are issued, the City shall also deposit PID Bond Proceeds and any other funds authorized or required by the applicable PID Bond Indenture into the funds established by the applicable PID Bond Indenture in the manner set forth in the applicable PID Bond Indenture. Annual Installments shall be billed and collected by the City (or by any person, entity, or governmental agency permitted by law) in substantially 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 PID Bond Indenture; provided that funds disbursed from the applicable PID Project Fund shall be made first from PID 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 PID Bond Indenture.

Notwithstanding any other provision in this Agreement, the Actual Costs of Authorized Improvements shall be paid solely from: (1) the Assessment Revenue, or (2) net PID Bond Proceeds or other amounts deposited in an account of the PID Project Fund created under a PID Bond Indenture related

to PID Bonds secured by the Assessment Revenue. The City, in its discretion and in accordance with the PID Bond Indenture, will take and pursue all actions permissible under Applicable Laws to cause the PID Assessments to be collected and the liens related to such PID 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 PID Assessments for so long as any PID Bonds are outstanding or a Reimbursement Agreement Balance remains outstanding. The City shall determine or cause to be determined, no later than March 1 of each year whether any Annual Installment is delinquent. If delinquencies exist, 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 PID Assessment or the corresponding Assessed Property or to use any City funds, revenues, taxes, income, or property other than moneys collected from the PID Assessments. Once PID Bonds are issued, the applicable PID Bond Indenture shall control in the event of any conflict with this Agreement.

2.04. Payment of Actual Costs. If PID Bonds are not issued (or prior to such issuance) to pay the Actual Costs, the Developer may elect to make Developer Advances to pay Actual Costs. If PID Bonds are issued, the PID Bond Proceeds shall be used in the manner provided in the applicable PID Bond Indenture; and, except as may be required under the Development Agreement and/or an applicable PID Bond Indenture, the Developer shall have no obligation to make Developer Advances for the related Authorized Improvements, unless the PID Bond Proceeds, together with any other funds in the PID Project 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. If Developer Advances are required in connection with the issuance of a series of PID 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 PID Bonds that the Developer has previously paid if (i) the Developer submits to the City all information related to such costs that would be required by a Closing Disbursement Request at least fifteen (15) business days prior to the scheduled closing date of such PID Bonds, and (ii) 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 PID 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.

2.05. 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 (subject to the provisions of Sections 1.05 and 2.01 hereof), until the Maturity Date, for amounts shown on each approved Payment Request (which amounts include all Actual Costs paid by or at the direction of the Developer) plus simple interest on the unpaid principal balance at the rate identified in a separate reimbursement agreement and/or the SAP approved at the time the City levies the PID Assessments, as described in Section 2.01 hereof(the amount owed to the Developer for all approved Payment Requests is referred to as the "Reimbursement Agreement Balance"); provided, however, upon the issuance of PID Bonds, the interest rate due and unpaid on amounts shown on each Payment Request to be paid to the Developer shall be the lower of: (1) the interest rate on the applicable series of PID Bonds issued to finance the costs of the Authorized Improvements for which the Payment Request was filed, or (2) the interest rate approved by the City Council at the time the City levies the PID Assessments from which such PID Bonds shall be paid. The interest rates contemplated in (1) and (2) above have been approved by the City Council and are authorized by the PID Act. The principal amount of each portion of the Reimbursement Agreement Balance to be paid under each Assessment Ordinance shall be set forth in the SAP and/or a separate reimbursement agreement. The City's obligations to pay the Reimbursement Agreement Balance related to the Authorized Improvements constructed for the benefit of the PID shall (i) only be paid from the PID Assessments and/or Annual Installments collected from property within an Improvement Area, once such PID Assessments are levied, or PID Bond Proceeds,

(ii) are contingent upon the City levying such PID Assessments, and (iii) will not be due and owing unless and until the City actually levies such PID Assessments. Interest will not accrue on Payment Requests until such time as they have been approved pursuant to the terms of this Agreement.

The Reimbursement Agreement Balance is payable solely from: (1) the Assessment Fund if no PID Bonds are issued for the purpose of paying the Authorized Improvements related to such Reimbursement Agreement Balance, or (2) from PID Bond Proceeds, the Developer Improvement Account and the PID Bond Reimbursement Fund, if applicable, if PID Bonds are issued for the purpose of paying 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 PID Bond Proceeds deposited in the PID Project Fund and payments made from the Developer Improvement Account and PID Bond Reimbursement Fund, if applicable, shall be made in the manner set forth in the applicable PID Bond Indenture.

So long as no PID Bonds are issued and the City has received and approved a Payment Request, the City shall make a payment to the Developer from the Assessment Fund for an amount of the Reimbursement Agreement Balance at least annually, and no later than 60 days after the date payment of the Annual Installments are due, not to exceed the Assessment Revenue collected by and payable to the City. In the event that a Prepayment of an Assessment is made prior to the issuance of PID 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 Assessment Fund within 60 days after the Prepayment is made. Payments made from the Assessment 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 Assessment 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.

2.06. Disbursements and Transfers at and after Bond Closing. The City and the Developer agree that from the proceeds of the PID Bonds, and upon the presentation of evidence satisfactory to the City Representative, the City will cause the trustee under the applicable PID Bond Indenture to pay at closing of the PID 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 PID 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 fifteen (15) business days prior to the scheduled closing date for the applicable series of PID Bonds for payment in accordance with the provisions of the PID Bond Indenture. In order to receive additional disbursements from any applicable fund under a PID Bond Indenture, the Developer shall execute a Payment Request, no more frequently than monthly, to be delivered to the City for payment in accordance with the provisions of the applicable PID Bond Indenture and this Agreement. Upon receipt of a Payment Request (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 and specifications 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 Payment Request. The City shall also conduct such review as is required in its discretion to confirm the matters certified in the Payment Request. 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 Payment Request. Within fifteen (15) business days following receipt of any Payment Request after the issuance of a series of PID Bonds, the City shall either: (1) approve the Payment Request and forward it to the trustee for payment, or (2) provide the Developer with written notification of disapproval of all or part of a Payment Request, specifying the basis for any such disapproval. Any disputes shall be resolved as required herein. The City shall deliver the approved or partially approved Payment Request to the trustee for payment, and the trustee shall make the disbursements as quickly as practicable thereafter.

ARTICLE III
Acquisition of Authorized Improvements

3.01. Acquisition of Authorized Improvements. At or prior to the time of reimbursement of the Developer for the Actual Costs or a portion of the Actual Costs, the City will acquire or cause to be acquired such Authorized Improvements that are to be owned by the City, as set forth in the SAP, from the Developer as have been constructed or caused to be constructed by the Developer for the benefit of the City, including off-site Authorized Improvements. At or prior to the time of reimbursement of the Developer for the Actual Costs or a portion of the Actual Costs related to Authorized Improvements to be owned by an authorized third-party pursuant to the provisions of the PID Act, such entity will acquire or cause to be acquired such Authorized Improvements from the Developer as have been constructed or caused to be constructed by the Developer for the benefit of such entity, including off-site Authorized Improvements.

3.02. Conveyance Requirements. The Developer shall convey the Authorized Improvements to be owned by the City to the City by deed or other appropriate instrument of conveyance, with full warranties, free and clear of any liens, claims, encumbrances, options, charges, assessments, restrictions, laminations or reservations, including liens for ad valorem taxes for past and current years, and payments due to construction contractors, laborers, or materialmen, unless otherwise waived in writing by the City. The Developer may also convey the Authorized Improvements to be owned by the City to the City by plat or other instrument on behalf of or benefiting the City. The Developer shall convey the Authorized Improvements to be owned by an authorized third-party pursuant to the provisions of the PID Act to such entity by deed or other appropriate instrument of conveyance, with full warranties, free and clear of any liens, claims, encumbrances, options, charges, assessments, restrictions, laminations or reservations, including liens for ad valorem taxes for past and current years, and payments due to construction contractors, laborers, or materialmen, unless otherwise waived in writing by such entity. The Developer shall provide reasonable proof of title and proof of no liens, claims, or encumbrances. Conveyance of any Authorized Improvements to be owned by the City at any time shall be subject to the reimbursement obligations created in this Agreement. Each conveyance shall include all easements within which the Authorized Improvements are located, unless such easements have been dedicated to the public, and all easements necessary to own, operate and maintain the Authorized Improvements. Each conveyance shall additionally include sufficient title to any and all plant sites, together with necessary rights of way where such site or sites are not directly accessible by a dedicated public street, and all licenses, franchises and permits for the Authorized Improvements. The Developer shall also assign, in writing, all of its contractors' and materialmen's warranties, if any, relating to the Authorized Improvements to be owned by the City. All documents or instruments of conveyance, transfer, or assignment hereunder of Authorized Improvements to be owned by the City shall be in a form and content acceptable to the City's attorneys, subject to commercially reasonable standards. The Developer, at the time of reimbursement by the City for Authorized Improvements to be owned by the City, shall deliver to the City a release of all liens upon the bonded Authorized Improvements securing the costs of construction of the bonded Authorized Improvements advanced by a third-party lender. Any conveyance of Authorized Improvements to the City by plat shall not be considered effective until the City has provided a letter of acceptance or other evidence of City acceptance for such Authorized Improvements. Any conveyance of Authorized Improvements to the City by deed or similar instrument shall not be considered effective until such deed or other instrument

is recorded in the property records of Collin County.

Prior to completion and conveyance to the City of any Authorized Improvements to be owned by the City, the Developer shall cause to be provided to the City a maintenance bond in the amount required by the City 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. 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 100 percent of the disputed amount, in order for the City to accept the Authorized Improvements, or as otherwise described in the Development Agreement.

3.03. Correction of Defects. Conveyance of any Authorized Improvements to the City shall not relieve the Developer of liability for the correction of any existing engineering or construction defects then existing in the Authorized Improvements to be owned by the City or for satisfaction of any unpaid claim for materials or labor. The City shall be under no obligation to contest or challenge any claim for labor or materials; provided, however, that in the event the Developer fails to promptly correct any such defect or satisfy any such claim, the City may elect to do so and, in such event, shall have full rights of subrogation. Subject to any applicable statutes of limitation, the Developer shall pay the City for the City's costs in correcting any defect or satisfying any claim including, but not limited to, construction costs, engineering fees, attorneys' fees, building or construction permits, filing fees or court costs.

3.04. Survival or Representations. All representations, warranties and agreements of the City and the Developer hereunder shall survive the conveyance of the Authorized Improvements to the City.

ARTICLE IV
Representations

4.01. Representations by the Developer. The Developer hereby represents to the City that:

(a) The execution and delivery of this Agreement and the transactions contemplated hereby have been duly authorized by the Developer;

(b) This Agreement, the representations and covenants contained herein, and the consummation of the transactions contemplated hereby shall not violate or constitute a breach of any contract or other agreement to which the Developer is a party;

(c) The Developer has made financial arrangements or the ability to obtain sufficient financial resources to assure its ability to perform its obligations hereunder; and

(d) The Developer will make commercially reasonable efforts to send a representative to all meetings of the City Council of the City related to this Agreement or the Authorized Improvements and at which such presence may be requested.

4.02. Representations by the City. The City hereby represents and covenants to the Developer that:

(a) The City has the authority to enter into and perform its obligations under this Agreement;

(b) It shall use its good faith efforts to, if decided by the City, issue PID Bonds pursuant to the PID Act and other applicable law; and

(c) It shall use its good faith efforts to levy and collect the PID Assessments, approve the Payment Requests, and pay the Reimbursement Obligation Balance.

ARTICLE V
Remedies

5.01. Default by the Developer. In the event of an uncured default by the Developer hereunder and after written notice from the City and a reasonable opportunity to cure, which opportunity shall be no less than thirty (30) days, the City shall have the right:

(a) To pursue all legal or equitable remedies; and

(b) To recover from the Developer all expenses incurred in pursuing its legal rights hereunder, including reasonable attorneys' fees.

If a default cannot reasonably be cured within 30 days and Developer has diligently pursued a cure within such 30-day period and has provided written notice to the City that additional time is needed, then the cure period provided herein shall be extended for an additional 30 day period so long as the Developer is diligently pursuing a cure. The additional 30 day period shall begin on the date of receipt of the written notice by the City.

No default by the Developer shall entitle the City to terminate this Agreement, cease collection of the PID Assessments previously levied and deposit of the Assessment Revenues, or to withhold properly due payments to the Developer from the Assessment Fund or PID Bond Reimbursement Fund in accordance with this Agreement and the PID Bond Indenture or on deposit in the PID Project Fund.

An event of default by the Developer does not release the City from the obligation to reimburse the Developer for Actual Costs advanced or incurred by the Developer on behalf of the City prior to the date of default by the Developer or to reimburse the Developer for Authorized Improvements previously acquired by or conveyed to the City or applicable retail provider.

5.02. Default by City. In the event of default by the City hereunder, the Developer shall be entitled to pursue all remedies at law or in equity, including, seeking a writ of mandamus from a court of competent jurisdiction compelling and requiring the City and its officers to observe and perform the covenants, obligations and conditions hereof; provided, however, that no default by the City shall entitle the Developer to terminate this Agreement and that any financial obligation of the City will only be payable from Assessment Revenues. Any amounts or remedies due pursuant to this Agreement are not subject to acceleration.

5.03. Future Performance. The failure of either party hereto to insist, in any one or more instances, upon performance of any of the terms, covenants, and conditions of this Agreement, shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant, or condition by the other party hereto, but the obligation of such other party with respect to such future performance shall continue in full force and effect.

ARTICLE VI
Miscellaneous

6.01. Severability. In case any one or more provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

6.02. Modification. This Agreement may be modified or varied only by a written instrument subscribed by both of the parties hereto including a reimbursement agreement entered into for a phase of development or issuance of PID Bonds.

6.03 Assignability. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with written notice to) the City, the Developer's right, title, or interest under this Agreement (any of the foregoing, a "Transfer"). Notwithstanding the foregoing, however, no Transfer shall be effective until five days after notice of the Transfer is received by the City; provided, however, that no such Transfer shall be made without prior written consent of the City if such Transfer 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 (the "SEC"), and/or (3) the City being subjected to additional reporting or recordkeeping duties. Notwithstanding the foregoing, the City hereby authorizes the Developer to grant a security interest in the Developer's rights hereunder and to all sums to be paid to the Developer by the City pursuant to this Agreement to any bank or financial institution without City consent and to the extent permitted by State law.

6.04. Captions. The captions used in connection with the paragraphs of this Agreement are for convenience only and shall not be deemed to construe or limit the meaning of the language contained in this Agreement, or used as interpreting the meanings and provisions hereof.

6.05. Applicable Law. This Agreement shall be construed and interpreted under the laws of the State of Texas and all obligations of the parties created hereunder are performable in Collin County, Texas.

6.06. Parties at Interest. This Agreement shall be for the sole and exclusive benefit of the parties hereto and shall never be construed to confer any benefit on any third party. This Agreement shall be binding upon each party, its successors and assigns.

6.07. Term. The term of this Agreement shall begin on the Effective Date and shall continue until the earlier to occur of (i) the last Maturity Date relating to any Improvement Area or (ii) the date on which the Reimbursement Agreement Balance for all Improvement Areas is paid in full. Upon termination of this Agreement with respect to an Improvement Area, the amount of the Reimbursement Agreement Balance, if any, for that Improvement Area that has not been paid, plus the accrued and unpaid interest thereon (collectively, the "Unpaid Balance") shall be canceled and for all purposes of this Agreement shall be deemed to have been conclusively and irrevocably PAID IN FULL, and such Unpaid Balance shall no longer be deemed to be payable. Notwithstanding the foregoing, upon the issuance of PID Bonds secured by PID Assessments levied against property within a specific Improvement Area, the Assessment Revenues collected in connection with such PID Bonds shall be used as set forth under the applicable PID Bond Indenture and related agreements governing the use of PID Assessments and the proceeds of such series of PID Bonds.

6.08. Force Majeure. If the City or the Developer is rendered unable, in whole or in part, by force majeure to carry out any of its obligations under this Agreement, then the obligations of such party, to the extent affected by such force majeure and to the extent that due diligence is being used to remedy such inability to resume performance at the earliest practicable time, shall be suspended during the

continuance of any inability so caused to the extent provided but for no longer period. The term "force majeure", as used herein, shall include, without limitation, acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemy; order of any kind of the Government of the United States or the State of Texas or any civil or military authority; insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery; pipelines or canals; partial or total failure of water supply and inability to provide water necessary for operation of the sewer system, or to receive waste; and any other inabilities of the party, whether similar to those enumerated or otherwise, which are not within the control of the party, which the party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of such party, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demand of the opposing party or parties when such settlement is unfavorable to it in the judgment of such party.

6.09 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.

6.10 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 and the Developer 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 and the Developer.

6.11 Counterparts. This Agreement may be executed in multiple counterparts, which, when taken together, shall be deemed one original.

6.12 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.

6.13. Statutory Verifications. The Developer makes the following representation and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from

its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) 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 provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The 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 provided in Section 2276.001(1), Government Code.

6.14 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.

6.15 Notice. Any notice referenced in this Agreement must be in writing and shall be deemed given at the addresses shown below: (i) 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 (ii) 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 St.
Celina, Texas 75009
E-mail: rranc@celina-tx.gov
TEL: (972) 382-2682

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

To the Developer: Attn: Larry Corson
CCD - Ten Mile Creek, LLC
8222 Douglas Avenue, Suite 530
Dallas, Texas 75225
E-mail: lcorson@ccdevtx.com
TEL: (214) 505-8256

With a copy to: Attn: Drew Slone
Greenberg Traurig, LLP
2200 Ross Avenue, Suite 5200
Dallas, Texas 75201
E-mail: drew.slone@gtlaw.com
TEL: (214) 665-3600

[Signatures to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple counterparts, each of equal dignity, to be effective as of the date first written above.

CITY:

CITY OF CELINA, TEXAS

By:_____
Name: Ryan Tubbs
Title: Mayor

ATTEST:

_____
City Secretary

DEVELOPER:

CCD - TEN MILE CREEK, LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

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
Date: June 9, 2026

Agenda Item:
Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - North Sky Ariana, LLC, and resolving matters incident thereto. (Bromiley)

Background Information:
The Ariana PID was created by the City Council pursuant to the PID Act and a Resolution on September 10, 2024. The PID is located at GA Moore Parkway and Lousisian Drive, near Martin Elementary School in the north-central area of Celina. The PID includes an estimated 120.444 acres and is projected to consist of 295 single-family units and 75 town homes within three Improvement Areas. The Developer expects to complete construction of the infrastructure for Improvement Areas #1-3 in June 2026.

The Developer is requesting that the City levy assessments within Improvement Area #1-3 to finance the costs of certain roadway, water, sanitary sewer and drainage improvements necessary to serve Improvement Areas #1-3 and issue a single series of Bonds to be secured by such Assessments. The City's PID Administrator is currently preparing the Service and Assessment Plan for the District and the expectation is for the City to call a Public Hearing to consider the levy of Assessments on July 14, 2026. The Public Hearing and the levy of the Assessments with the issuance of the Bonds is tentatively scheduled for the City Council meeting on August 11, 2026.

This Resolution approves a Reimbursement Agreement with the Developer for the project to ensure eligibility for reimbursement of the costs of the Improvement Area #1-3 improvements, since such improvements are expected to be completed and dedicated to the City prior to the levy of Assessments.

Legal Review:
Resolution and Reimbursement Agreement approved by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Resolution

Financial Consideration:
This Resolution does not impact the City's operating funds. It preserves the Developer's ability to be reimbursed for the costs to construct the Improvement Area #1-3 Improvements from Assessment revenues or the proceeds of the Bonds.

Staff Recommendation:
Staff recommends approval.

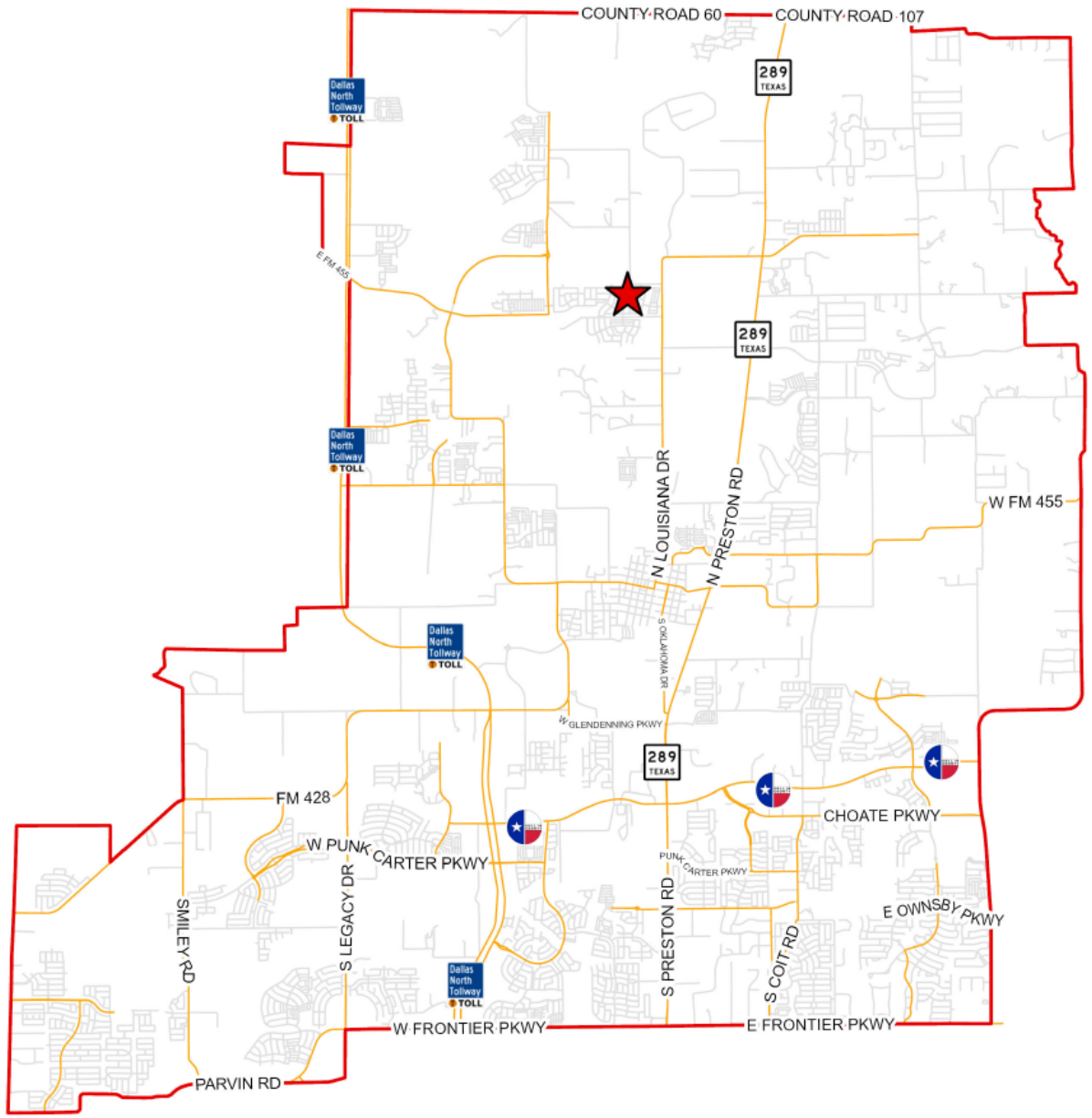
CITY COUNCIL MEETING

ARIANA PID

REIMBURSEMENT AGREEMENT

IMPROVEMENT AREAS #1-3

June 9, 2026



ARIANA PID

- Established September 10, 2024
- PID is located at north of Private Road 5524 and west of Louisiana Drive
- Approximately 120.444 acres
  - 295 single family lots
  - 75 townhomes
  - Three Improvement Areas Phases
  - Infrastructure completion is expected by end of June 2026
- Action item tonight is for
  - Reimbursement Agreement for Improvement Areas #1-3

Ariana PID - Reimbursement Agreement Overview

- Creation of the Ariana PID by the City Council pursuant to the PID Act and a resolution on September 10, 2024.
- The Reimbursement Agreement before Council today is intended to establish reimbursement provisions for Improvement Area #1-3.
- The agreement provides for reimbursement to the Developer for improvement costs that were previously advanced and that are allowed under the authorization improvement stated in the SAP and relevant Developer's agreements.
- Future Service and Assessment Plan amendments will outline the costs, assessments, and funding details for each new phase as they are developed.
- No Ariana PID Bonds have been issued to date for Improvement Area #2. Any remaining amounts owed to the Developer under the reimbursement agreement are expected to be paid from the proceeds of future bond issuances, which will fulfill the City's reimbursement obligations.

City Financial Team

Hilltop Securities - Financial Advisor

Fiduciary responsibility to the city

Advises on all capital-related matters for the City and related PIDs

Structure overall finance plans

Norton Rose Fulbright - Bond Counsel

Opines on legal matters related to bond issuances and development districts

Ensures City is in compliance with State law and Federal tax law

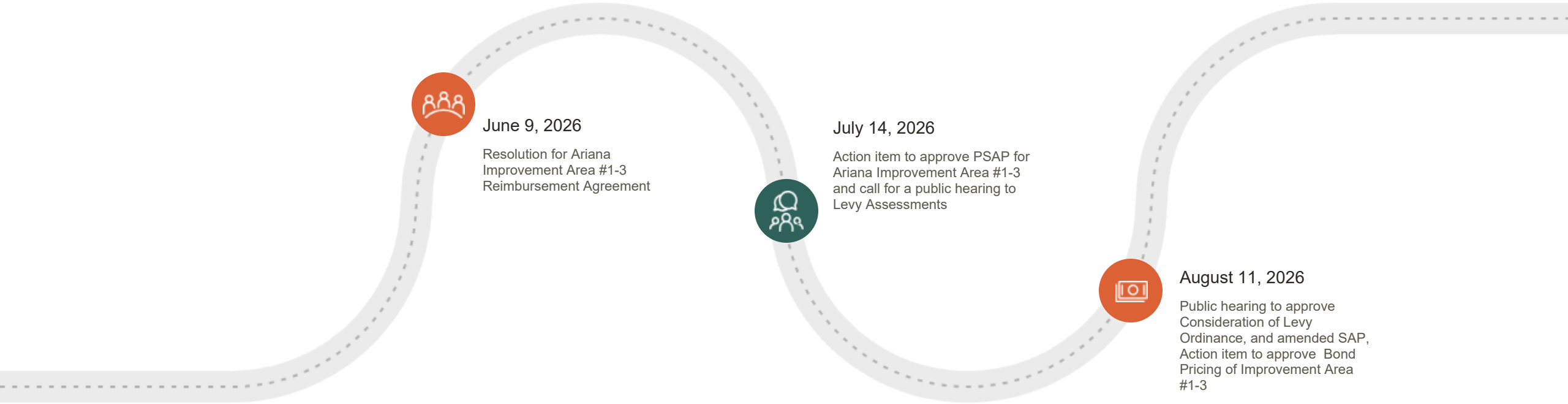
Interfaces with the Texas Attorney General

Municap - PID and TIRZ Consultant

Advises the City on all matters related to PIDs and TIRZs

Ensures compliance with City's PID Policy and state statues

Ariana Improvement Areas #1-3 - Timeline



June 9, 2026

Resolution for Ariana Improvement Area #1-3 Reimbursement Agreement

July 14, 2026

Action item to approve PSAP for Ariana Improvement Area #1-3 and call for a public hearing to Levy Assessments

August 11, 2026

Public hearing to approve Consideration of Levy Ordinance, and amended SAP, Action item to approve Bond Pricing of Improvement Area #1-3

Questions?

CITY OF CELINA, TEXAS

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN "AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES" BETWEEN THE CITY OF CELINA, TEXAS, AND CCD - NORTH SKY ARIANA, LLC, AND RESOLVING MATTERS INCIDENT THERETO

WHEREAS, on September 10, 2024, the City Council (the "City Council") of the City of Celina, Texas (the "City") adopted a resolution creating the Ariana Public Improvement District (the "PID") in accordance with Chapter 372, Texas Local Government Code, as amended; and

WHEREAS, the City desires to approve the "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" by and between the City and CCD - North Sky Ariana, LLC, a Texas limited liability company (the "Developer") to be effective June 9, 2026 (the "Agreement to Reimburse"); and

WHEREAS, the Agreement to Reimburse memorializes the City's intent to reimburse the Developer for the developer advances made for the construction and financing of the authorized improvements benefiting the PID and establishes the methods, contingencies, and procedures for the City to provide such reimbursements related to the improvements benefiting the PID; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

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 Agreement to Reimburse, in a form substantially similar to the agreement attached hereto as Exhibit A, is hereby approved and the Mayor is authorized to execute such Agreement to Reimburse on behalf of the City with such changes as may be required to carry out the purpose of the Agreement to Reimburse and as approved by the Mayor, such approval to be evidenced by the execution thereof.

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*]

PASSED AND APPROVED, THIS THE 9th DAY OF JUNE 2026.

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

EXHIBIT A

AGREEMENT TO REIMBURSE

AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES

This Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances (the "Agreement") is made and entered into as of June 9, 2026 (the "Effective Date") by and between the City of Celina, Texas, a Texas home-rule city (the "City") and CCD - North Sky Ariana, LLC, a Texas limited liability company and its successors and assigns (the "Developer").

RECITALS

WHEREAS, the Developer, as the developer of certain real property located wholly within the corporate limits of the City and within Collin County, Texas, as described in the Creation Resolution (hereinafter defined) (the "Property"), desires to develop such Property; and

WHEREAS, the City has received a "PETITION TO ESTABLISH ARIANA PUBLIC IMPROVEMENT DISTRICT" (the "Petition") requesting the formation of the Ariana Public Improvement District (the "PID") pursuant to Chapter 372, Texas Local Government Code, as amended (the "PID Act"); and

WHEREAS, the City has accepted the Petition and created the PID pursuant to Resolution No. 2024-45R (the "Creation Resolution"), in accordance with the provisions of the PID Act; and

WHEREAS, the PID includes the Property; which Property is intended to be developed in phases or improvement areas (each, an "Improvement Area") of the PID, as such Improvement Areas will be illustrated in the Service and Assessment Plan (or amendment and restatement thereof) for the PID ("SAP") to be prepared and approved by the City; and

WHEREAS, the Developer and other developers of the property in the PID intend to make certain authorized improvements to each Improvement Area, which improvements include the acquisition, construction, or improvement of water facilities or improvements, wastewater facilities or improvements, drainage facilities or improvements, streets, roadway improvements, sidewalks, right-of-way acquisition, utility easement acquisition, and other improvement projects described in the Creation Resolution, all of which are designated as "authorized improvements" under the PID Act (collectively, the "Authorized Improvements"); and

WHEREAS, the purpose of the PID is to finance the Authorized Improvements; and

WHEREAS, development within the PID is expected to be governed by the terms of the "Development Agreement" executed by the Developer's predecessor-in-interest and the City, effective on or about December 21, 2022 and subsequently assigned to the Developer (as so assigned, and as amended or otherwise modified, the "Development Agreement"); and

WHEREAS, the SAP shall be prepared and approved by the City in accordance with the PID Act, and shall establish, among other matters, the projected costs of the Authorized Improvements, including the Actual Costs (as defined herein),costs incurred in the establishment, administration, and operation of the PID, and costs of bond issuance, if applicable, as provided in the PID Act (collectively, the "PID Costs"); and

WHEREAS, the SAP shall allocate the PID Costs to the benefitted Property within the PID; and

WHEREAS, assessments to be levied against benefitted Property within each Improvement Area ("PID Assessments") will be reflected on one or more assessment rolls to be approved by the City Council of the City (the "City Council"); and

WHEREAS, the City shall, by ordinance, approve the SAP (including the assessment roll(s)), levy the PID Assessments, and establish the dates upon which interest on PID Assessments will begin to accrue and collection of PID Assessments will begin; and

WHEREAS, all Assessment Revenues (as defined herein) received and collected by the City shall be deposited, as required by the PID Act, into an assessment fund that is segregated from all other funds of the City (the "Assessment Fund") or, in the event of the issuance of bonds to finance the Authorized Improvements ("PID Bonds"), into funds held under an indenture pursuant to which the PID Bonds are issued (the "PID Bond Indenture"); and

WHEREAS, Assessment Revenue deposited into the Assessment Fund or the PID Bond Reimbursement Fund (as defined herein) shall be used solely for Administrative Expenses and Delinquent Collection Costs, each as defined in the SAP, and to reimburse Developer and its designees or assigns for PID Costs advanced by the Developer, plus interest; and proceeds from PID Bonds ("PID Bond Proceeds"), if issued, shall be used to pay the PID Costs, including costs previously paid by the Developer, and for the purposes set forth in the PID Bond Indenture; and

WHEREAS, the Developer and other developers of the property intend to make Developer Advances (as defined herein) for the permitting, design, and construction of the Authorized Improvements and the City intends to acquire and/or receive the Authorized Improvements constructed by the Developer and other developers of the property or otherwise authorize the dedication of the Authorized Improvements to another authorized third-party and to reimburse the Developer for the Developer Advances; and

WHEREAS, the Developer has the contractual right to receive reimbursement for all Authorized Improvements for any developers of the property;

WHEREAS, the City and the Developer desire to enter into this Agreement to memorialize the City's intent to reimburse the Developer for the Developer Advances made for the construction and financing of the Authorized Improvements to the fullest extent allowed by law; and

WHEREAS, this Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the PID Act; and

WHEREAS, the City's obligations to reimburse the Developer for Developer Advances paid related to the Authorized Improvements constructed for the benefit of the PID shall (i) only be paid from the PID Assessments and/or Annual Installments (as defined herein) collected from property within the PID once the related PID Assessments are levied and/or from PID Bond Proceeds, (ii) are contingent upon the City levying PID Assessments for the related Authorized Improvements, and (iii) will not be due and owing unless and until the City actually levies such PID Assessments;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the mutual promises, covenants, obligations, and benefits hereinafter set forth, the City and the Developer hereby contract and agree as follows:

DEFINITIONS

In addition to the terms defined in the foregoing recitals, as used herein, the following terms have

the meanings specified below. Capitalized terms used but not defined herein have the meanings ascribed to them in the Development Agreement.

"Actual Costs" shall have the meaning ascribed to it in Section 1.03 hereof.

"Annual Installment" shall have the meaning ascribed to it in the SAP.

"Applicable Laws" shall have the meaning ascribed to it in the PID Bond Indenture.

"Assessed Property" shall have the meaning ascribed to it in Section 1.05 hereof.

"Assessment Ordinance" shall mean any ordinance adopted by the City Council approving the SAP and levying PID Assessments.

"Assessment Revenue" shall have the meaning ascribed to it in Section 1.05 hereof.

"City Regulations" shall have the meaning ascribed to it in the Development Agreement.

"City Representative" means any officer, employee or other designated representative specifically authorized by the City Council to undertake the actions referenced herein. The City Manager and the Assistant City Manager are hereby designated as the initial City Representatives.

"Closing Disbursement Request" means a request for payment of PID Costs from PID Bond Proceeds, submitted by the Developer in connection with the closing of a series of PID Bonds, in a form approved by the City and the Developer.

"Developer Advances" mean advances made by the Developer or developers of the property in the PID to pay Actual Costs.

"Developer Improvement Account" means an account of the PID Project Fund which may be created and established under the applicable PID Bond Indenture (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 PID Bond Indenture.

"Maturity Date" is the date one year after the last Annual Installment is collected.

"Payment Request" shall have the meaning ascribed to it in Section 2.01 hereof.

"PID Pledged Revenue Fund" means, collectively, the fund established by the City under each applicable PID Bond Indenture (and segregated from all other funds of the City) into which the City deposits Assessment Revenue in accordance with each applicable PID Bond Indenture related to a series of PID Bonds issued and still outstanding.

"PID Project Fund" means, collectively, the fund and all accounts created within such fund, established by the City under each applicable PID Bond Indenture (and segregated from all other funds of the City), into which the City deposits PID Bond Proceeds in the amounts and as described in the applicable PID Bond Indenture.

"PID Bond Reimbursement Fund" means a fund which may be established by the City under the applicable PID Bond Indenture (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 purpose of paying

amounts due to the Developer under this Agreement or a separate reimbursement agreement and/or Actual Costs of Authorized Improvements that are not paid from PID Bond Proceeds deposited in the applicable account of the PID Project Fund in accordance with each applicable PID Bond Indenture related to a series of PID Bonds issued and still outstanding.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Reimbursement Agreement Balance" shall have the meaning ascribed to it in Section 2.05 hereof.

ARTICLE I
Construction of the Authorized Improvements

1.01. Design of the Authorized Improvements. All design plans, construction plans and the like for physical facilities to be constructed or acquired as a part of the Authorized Improvements shall be approved by the governmental entity having authority over such Authorized Improvements prior to Developer beginning construction of such physical facility.

1.02. Construction and Acquisition of Authorized Improvements.

(a) The Authorized Improvements shall be constructed or caused to be constructed and all easements, equipment, materials, and supplies required in connection therewith may be acquired in the name of the City, the retail service provider, or the Developer; provided, however, all construction contracts, easements and other agreements shall contain provisions, in a form reasonably satisfactory to the City's attorneys to be compliant with the Development Agreement. Prior to or at the time of reimbursement of the Developer with funds from the Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account or PID Bonds, as applicable, the Developer shall convey the Authorized Improvements to the City, third-party retail provider or other entity approved by the City Council, as applicable, in accordance with Section 3.02 below.

(b) 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 for Authorized Improvements to be owned by the City, but not construction contracts, shall be reviewed and approved, in accordance with applicable City Regulations (as defined in the Development Agreement), by the City prior to Developer commencing construction.

(c) The Authorized Improvements shall be constructed in the manner described in the Development Agreement, which requires, among other things, compliance with the City Regulations. In performing this Agreement, the Developer is not the agent or employee of the City.

(d) Upon completion of construction of Authorized Improvements to be owned by the City or an authorized third-party constructed in the name of the Developer, the Developer shall provide the City or such third-party with final "record" drawings of the Authorized Improvements approved by the City's or such third-party's engineers.

(e) Upon completion of the Authorized Improvements, the Developer shall present to a City Representative invoices or other evidences of payment of costs of the Authorized Improvements for review and approval. The City agrees, subject to the provisions of Sections 1.05 and 2.01 hereof, to pay the Developer, and the Developer shall be entitled to receive from the City, the amount equal to the PID Costs paid by the Developer (including overrun costs, to the extent available due to cost underruns) allowed hereunder and as described in the SAP, that were paid by the Developer, plus interest, as provided in Article II hereof.

(f) All Authorized Improvements shall be constructed by or at the direction of the Developer in accordance with the plans, the Development Agreement, City Regulations, regulations of a third-party receiving any of the Authorized Improvements, and this Agreement and any other agreement between the parties related to property in the PID and/or the Authorized Improvements. 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 design and construction of Authorized Improvements in accordance with the manner described in the Development Agreement. 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 or authorized third-party 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 Regulations and regulations of a third-party receiving any of the Authorized Improvements.

1.03. Cost of Authorized Improvements. To the extent that the City has not issued PID Bonds, the Developer shall promptly pay the undisputed costs of the Authorized Improvements as the same become due, subject to statutory retainage, including, without limitation, all costs of design, engineering, materials, labor, construction, and inspection arising in connection with the Authorized Improvements; all payments arising under any contracts entered into for the construction of the Authorized Improvements; all costs incurred in connection with obtaining governmental approvals, certificates, permits, easements, rights-of-way, or sites required as a part of the construction of the Authorized Improvements, including, without limitation, any on-site or off-site mitigation costs; and all expenses incurred in connection with the construction of the Authorized Improvements (the "Actual Costs"). The City shall not be liable to any contractor, engineer, attorney, materialman or other party employed or contracted with in connection with the construction of the Authorized Improvements, but shall only be obligated to acquire the Authorized Improvements built in compliance with City Regulations and designated in the Development Agreement as to be owned by the City and/or reimburse the Developer in the manner and to the extent provided in Article II of this Agreement, and for the avoidance of any doubt, solely from PID Assessments or PID Bond Proceeds, if issued.

1.04 Timing of Authorized Improvements. Notwithstanding anything herein to the contrary, the Developer may advance funds or cause funds to be advanced and/or construct and install or cause to be constructed and installed Authorized Improvements as Developer deems appropriate in its sole and absolute discretion, including the construction and installation of Authorized Improvements to serve portions of the Property and in different phases and sections over a period of time. So long as Developer complies with the Development Agreement and City Regulations, the Developer may exercise its sole discretion on all aspects of the phasing and timing of development and shall not be obligated to advance funds and/or construct and install the Authorized Improvements for the entire Property at one time.

1.05 City's Obligation Limited. The Parties agree the City's obligations to reimburse the Developer for costs paid related to the Authorized Improvements constructed for the benefit of an Improvement Area shall only be paid from (A) PID Bonds, if issued and/or (B) the PID Assessments and/or Annual Installments collected from the portion of an Improvement Area subject to the PID Assessments (the "Assessed Property") (such PID Assessments and Annual Installments thereof collected on such Assessed Property, the "Assessment Revenue"), and such obligation (i) is contingent upon the City levying such PID Assessments related to the Authorized Improvements constructed for the benefit of that Improvement Area, and (ii) will not be due and owing unless and until the City actually levies such PID Assessments related to the Authorized Improvements constructed for the benefit of that Improvement Area.

The Parties agree that until a PID Assessment has been levied to pay for PID Costs, this Agreement does not create an obligation of the City.

ARTICLE II
Reimbursement for Funds Advanced; Funding of Authorized Improvements

2.01. Obligation to Reimburse; Obligations Limited. The City and Developer agree that the City shall levy PID Assessments and may, at the discretion of the City issue and sell, from time to time, PID Bonds to fund the PID Costs. It is the mutual intent and agreement of the City and Developer to provide for future reimbursement of funds advanced for PID Costs, including Actual Costs, by the Developer through the levy of PID Assessments and/or issuance of PID Bonds and use of Assessment Revenues and/or PID Bond Proceeds. The City is obligated, subject to the provisions of Section 1.05 hereof, to reimburse the Developer and its designees and assigns for all funds advanced or caused to be advanced by the Developer for the PID Costs authorized under the PID Act and in accordance with the provisions of the SAP and the Development Agreement. If the Developer is in substantial compliance with its obligations under the Development Agreement and this Agreement, then following the inspection and approval of any portion of Authorized Improvements to be owned by the City or an authorized third-party pursuant to the provisions of the PID Act for which Developer seeks reimbursement or payment of the PID Costs by submission of a request for reimbursement or payment (a "Payment Request"), the obligations of the City under this Agreement to pay from Assessment Revenue or the net PID Bond Proceeds, as applicable, disbursements (whether to the Developer or to any person designated by the Developer) identified in any approved Payment Request and to pay debt service on PID Bonds are unconditional and not subject to any defenses or rights of offset except as may be provided by law or in any PID Bond Indenture; provided, in no event shall the City Representative be authorized to approve a Payment Request if the City has not previously levied PID Assessments against Assessed Property within the development related to the Authorized Improvements for which such Payment Request has been submitted. To the extent that the City levies PID Assessments but does not issue PID Bonds, and subject to the provisions of Section 1.05, the City agrees to reimburse the Developer with interest as provided herein or in a separate reimbursement agreement from monies available in the Assessment Fund until the Maturity Date, and the Developer shall be entitled to receive payments from the City, from such source for amounts shown on a Payment Request.

Upon the levy of the PID Assessments, the Reimbursement Agreement Balance shall bear simple interest per annum not to exceed the rates permitted under subsections (e)(1) and (e)(2) of Section 372.023 of the PID Act, as further identified in a separate reimbursement agreement and/or the SAP, or if PID Bonds are issued, then the interest rate on such PID Bonds, and as identified with respect to each Improvement Area in the SAP. The PID Assessments shall accrue interest in accordance with the SAP. Interest shall continue on the unpaid principal amount of the PID Assessments for a lot or parcel for 30 years or as otherwise set forth in the SAP and until the PID Assessments are paid in full, unless otherwise provided in the SAP and/or Assessment Ordinance.

For the avoidance of doubt, the City's obligation to reimburse shall be solely from funds in the Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account and/or from the PID Bond Proceeds, and the Developer agrees to look solely to such sources for reimbursement. 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 Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account or the PID Bond Proceeds if applicable. Unless approved by the City, no other City funds, revenues, taxes, or income of any kind shall be used to pay: (1) the PID Costs; (2) amounts due and owing under this Agreement or a separate related reimbursement agreement; or (3) debt service on any PID 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.

2.02. Time and Amount of Reimbursement. The City shall reimburse the Developer for payment

of Actual Costs related to the construction of Authorized Improvements solely from (i) the proceeds of PID Bonds and/or (ii) Assessment Revenue collected pursuant to PID Assessments levied on an Improvement Area.

In regards to reimbursement from PID Bonds, the City shall reimburse the Developer and its designees for those Actual Costs that have been paid or advanced or caused to be paid or advanced by the Developer pursuant to Sections 1.03, 1.05, and 2.01 hereof and in accordance with the terms of the applicable PID Bond Indenture.

Additionally, the Developer may request reimbursements directly from Assessment Revenue levied against property within an Improvement Area. The invoices included with the Payment Request shall identify the payee, the goods, services and/or materials provided by such payee and the total amount paid with respect to such goods, services and/or materials. If the City timely disapproves of the Payment Request (for a reason other than for a failure to levy PID Assessments from which the Payment Request is to be paid, in accordance with the provisions hereof) by delivering a detailed notice to the Developer, then payment with respect to the disputed portion(s) of the Payment Request shall not be made until the Developer and the City settle the dispute. The Parties agree to meet promptly and resolve any dispute within 60 days from the date of the initial submittal of the Payment Request. Any unresolved disputes may be appealed to City Council.

With respect to any Payment Request by the Developer, in no event shall the City Representative be authorized to approve such request if the City has not previously levied PID Assessments against the Assessed Property.

2.03. Fund Deposits. Until PID Bonds payable from Assessment Revenues collected from each Improvement Area are issued, the City shall bill, collect, and immediately deposit into the Assessment Fund all Assessment Revenue consisting of: (1) revenue collected from the payment of PID Assessments (including Prepayments and amounts received from the foreclosure of liens but excluding costs and expenses related to collection); and (2) any additional revenue collected from the payment of Annual Installments (excluding Administrative Expenses and Delinquent Collection Costs, each as defined in the SAP). Funds in the Assessment Fund shall only be used to pay Actual Costs of the Authorized Improvements or all or any portion of the Reimbursement Agreement Balance in accordance with this Agreement and/or a separate reimbursement agreement. Once PID Bonds payable from Assessment Revenue are issued, the City shall bill, collect, and immediately deposit all Assessment Revenue securing such series of PID Bonds in the manner set forth in the applicable PID Bond Indenture.

Once PID Bonds payable from Assessment Revenue are issued, the City shall also deposit PID Bond Proceeds and any other funds authorized or required by the applicable PID Bond Indenture into the funds established by the applicable PID Bond Indenture in the manner set forth in the applicable PID Bond Indenture. Annual Installments shall be billed and collected by the City (or by any person, entity, or governmental agency permitted by law) in substantially 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 PID Bond Indenture; provided that funds disbursed from the applicable PID Project Fund shall be made first from PID 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 PID Bond Indenture.

Notwithstanding any other provision in this Agreement, the Actual Costs of Authorized Improvements shall be paid solely from: (1) the Assessment Revenue, or (2) net PID Bond Proceeds or

other amounts deposited in an account of the PID Project Fund created under a PID Bond Indenture related to PID Bonds secured by the Assessment Revenue. The City, in its discretion and in accordance with the PID Bond Indenture, will take and pursue all actions permissible under Applicable Laws to cause the PID Assessments to be collected and the liens related to such PID 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 PID Assessments for so long as any PID Bonds are outstanding or a Reimbursement Agreement Balance remains outstanding. The City shall determine or cause to be determined, no later than March 1 of each year whether any Annual Installment is delinquent. If delinquencies exist, 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 PID Assessment or the corresponding Assessed Property or to use any City funds, revenues, taxes, income, or property other than moneys collected from the PID Assessments. Once PID Bonds are issued, the applicable PID Bond Indenture shall control in the event of any conflict with this Agreement.

2.04. Payment of Actual Costs. If PID Bonds are not issued (or prior to such issuance) to pay the Actual Costs, the Developer and other developers of the property may elect to make Developer Advances to pay Actual Costs. If PID Bonds are issued, the PID Bond Proceeds shall be used in the manner provided in the applicable PID Bond Indenture; and, except as may be required under the Development Agreement and/or an applicable PID Bond Indenture, the Developer and other developers of the property shall have no obligation to make Developer Advances for the related Authorized Improvements, unless the PID Bond Proceeds, together with any other funds in the PID Project Fund, are insufficient to pay the Actual Costs of such Authorized Improvements, in which case the Developer and other developers of the property shall make Developer Advances to pay the deficit. If Developer Advances are required in connection with the issuance of a series of PID 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 PID Bonds that the Developer has previously paid if (i) the Developer submits to the City all information related to such costs that would be required by a Closing Disbursement Request at least fifteen (15) business days prior to the scheduled closing date of such PID Bonds, and (ii) the City approves such Actual Costs in writing. The Developer and other developers of the property shall also make Developer Advances to pay for cost overruns (after applying cost savings). The lack of PID Bond Proceeds or other funds in the PID Project Fund shall not diminish the obligation of the Developer and other developers of the property to pay Actual Costs of the Authorized Improvements.

2.05. 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 (subject to the provisions of Sections 1.05 and 2.01 hereof), until the Maturity Date, for amounts shown on each approved Payment Request (which amounts include all Actual Costs paid by or at the direction of the Developer) plus simple interest on the unpaid principal balance at the rate identified in a separate reimbursement agreement and/or the SAP approved at the time the City levies the PID Assessments, as described in Section 2.01 hereof(the amount owed to the Developer for all approved Payment Requests is referred to as the "Reimbursement Agreement Balance"); provided, however, upon the issuance of PID Bonds, the interest rate due and unpaid on amounts shown on each Payment Request to be paid to the Developer shall be the lower of: (1) the interest rate on the applicable series of PID Bonds issued to finance the costs of the Authorized Improvements for which the Payment Request was filed, or (2) the interest rate approved by the City Council at the time the City levies the PID Assessments from which such PID Bonds shall be paid. The interest rates contemplated in (1) and (2) above have been approved by the City Council and are authorized by the PID Act. The principal amount of each portion of the Reimbursement Agreement Balance to be paid under each Assessment Ordinance shall be set forth in the SAP and/or a separate reimbursement agreement. The City's obligations

to pay the Reimbursement Agreement Balance related to the Authorized Improvements constructed for the benefit of the PID shall (i) only be paid from the PID Assessments and/or Annual Installments collected from property within an Improvement Area, once such PID Assessments are levied, or PID Bond Proceeds, (ii) are contingent upon the City levying such PID Assessments, and (iii) will not be due and owing unless and until the City actually levies such PID Assessments. Interest will not accrue on Payment Requests until such time as they have been approved pursuant to the terms of this Agreement.

The Reimbursement Agreement Balance is payable solely from: (1) the Assessment Fund if no PID Bonds are issued for the purpose of paying the Authorized Improvements related to such Reimbursement Agreement Balance, or (2) from PID Bond Proceeds, the Developer Improvement Account and the PID Bond Reimbursement Fund, if applicable, if PID Bonds are issued for the purpose of paying 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 PID Bond Proceeds deposited in the PID Project Fund and payments made from the Developer Improvement Account and PID Bond Reimbursement Fund, if applicable, shall be made in the manner set forth in the applicable PID Bond Indenture.

So long as no PID Bonds are issued and the City has received and approved a Payment Request, the City shall make a payment to the Developer from the Assessment Fund for an amount of the Reimbursement Agreement Balance at least annually, and no later than 60 days after the date payment of the Annual Installments are due, not to exceed the Assessment Revenue collected by and payable to the City. In the event that a Prepayment of an Assessment is made prior to the issuance of PID 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 Assessment Fund within 60 days after the Prepayment is made. Payments made from the Assessment 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 Assessment 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.

2.06. Disbursements and Transfers at and after Bond Closing. The City and the Developer agree that from the proceeds of the PID Bonds, and upon the presentation of evidence satisfactory to the City Representative, the City will cause the trustee under the applicable PID Bond Indenture to pay at closing of the PID 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 PID 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 fifteen (15) business days prior to the scheduled closing date for the applicable series of PID Bonds for payment in accordance with the provisions of the PID Bond Indenture. In order to receive additional disbursements from any applicable fund under a PID Bond Indenture, the Developer shall execute a Payment Request, no more frequently than monthly, to be delivered to the City for payment in accordance with the provisions of the applicable PID Bond Indenture and this Agreement. Upon receipt of a Payment Request (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 and specifications 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 Payment Request. The City shall also conduct such review as is required in its discretion to confirm the matters certified in the Payment Request. 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 Payment Request. Within fifteen (15) business days following receipt of any Payment Request after the issuance of a series of PID Bonds, the City shall either: (1) approve the Payment Request and forward it to the trustee for payment, or (2) provide the Developer with written notification of disapproval of all or part of a Payment Request, specifying the basis for any such disapproval. Any disputes shall be resolved as required herein. The City shall deliver the approved or partially approved Payment Request to the trustee for payment, and the trustee shall make the disbursements as quickly as practicable thereafter.

ARTICLE III
Acquisition of Authorized Improvements

3.01. Acquisition of Authorized Improvements. At or prior to the time of reimbursement of the Developer for the Actual Costs or a portion of the Actual Costs, the City will acquire or cause to be acquired such Authorized Improvements that are to be owned by the City, as set forth in the SAP, from the Developer as have been constructed or caused to be constructed by the Developer for the benefit of the City, including off-site Authorized Improvements. At or prior to the time of reimbursement of the Developer for the Actual Costs or a portion of the Actual Costs related to Authorized Improvements to be owned by an authorized third-party pursuant to the provisions of the PID Act, such entity will acquire or cause to be acquired such Authorized Improvements from the Developer as have been constructed or caused to be constructed by the Developer for the benefit of such entity, including off-site Authorized Improvements.

3.02. Conveyance Requirements. The Developer shall convey the Authorized Improvements to be owned by the City to the City by deed or other appropriate instrument of conveyance, with full warranties, free and clear of any liens, claims, encumbrances, options, charges, assessments, restrictions, laminations or reservations, including liens for ad valorem taxes for past and current years, and payments due to construction contractors, laborers, or materialmen, unless otherwise waived in writing by the City. The Developer may also convey the Authorized Improvements to be owned by the City to the City by plat or other instrument on behalf of or benefiting the City. The Developer shall convey the Authorized Improvements to be owned by an authorized third-party pursuant to the provisions of the PID Act to such entity by deed or other appropriate instrument of conveyance, with full warranties, free and clear of any liens, claims, encumbrances, options, charges, assessments, restrictions, laminations or reservations, including liens for ad valorem taxes for past and current years, and payments due to construction contractors, laborers, or materialmen, unless otherwise waived in writing by such entity. The Developer shall provide reasonable proof of title and proof of no liens, claims, or encumbrances. Conveyance of any Authorized Improvements to be owned by the City at any time shall be subject to the reimbursement obligations created in this Agreement. Each conveyance shall include all easements within which the Authorized Improvements are located, unless such easements have been dedicated to the public, and all easements necessary to own, operate and maintain the Authorized Improvements. Each conveyance shall additionally include sufficient title to any and all plant sites, together with necessary rights of way where such site or sites are not directly accessible by a dedicated public street, and all licenses, franchises and permits for the Authorized Improvements. The Developer shall also assign, in writing, all of its contractors' and materialmen's warranties, if any, relating to the Authorized Improvements to be owned by the City. All documents or instruments of conveyance, transfer, or assignment hereunder of Authorized Improvements to be owned by the City shall be in a form and content acceptable to the City's attorneys, subject to commercially reasonable standards. The Developer, at the time of reimbursement by the City for Authorized Improvements to be owned by the City, shall deliver to the City a release of all liens upon the bonded Authorized Improvements securing the costs of construction of the bonded Authorized Improvements advanced by a third-party lender. Any conveyance of Authorized Improvements to the City

by plat shall not be considered effective until the City has provided a letter of acceptance or other evidence of City acceptance for such Authorized Improvements. Any conveyance of Authorized Improvements to the City by deed or similar instrument shall not be considered effective until such deed or other instrument is recorded in the property records of Collin County.

Prior to completion and conveyance to the City of any Authorized Improvements to be owned by the City, the Developer shall cause to be provided to the City a maintenance bond in the amount required by the City 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. 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 100 percent of the disputed amount, in order for the City to accept the Authorized Improvements, or as otherwise described in the Development Agreement.

3.03. Correction of Defects. Conveyance of any Authorized Improvements to the City shall not relieve the Developer of liability for the correction of any existing engineering or construction defects then existing in the Authorized Improvements to be owned by the City or for satisfaction of any unpaid claim for materials or labor. The City shall be under no obligation to contest or challenge any claim for labor or materials; provided, however, that in the event the Developer fails to promptly correct any such defect or satisfy any such claim, the City may elect to do so and, in such event, shall have full rights of subrogation. Subject to any applicable statutes of limitation, the Developer shall pay the City for the City's costs in correcting any defect or satisfying any claim including, but not limited to, construction costs, engineering fees, attorneys' fees, building or construction permits, filing fees or court costs.

3.04. Survival or Representations. All representations, warranties and agreements of the City and the Developer hereunder shall survive the conveyance of the Authorized Improvements to the City.

ARTICLE IV
Representations

4.01. Representations by the Developer. The Developer hereby represents to the City that:

(a) The execution and delivery of this Agreement and the transactions contemplated hereby have been duly authorized by the Developer;

(b) This Agreement, the representations and covenants contained herein, and the consummation of the transactions contemplated hereby shall not violate or constitute a breach of any contract or other agreement to which the Developer is a party;

(c) The Developer has made financial arrangements or the ability to obtain sufficient financial resources to assure its ability to perform its obligations hereunder; and

(d) The Developer will make commercially reasonable efforts to send a representative to all meetings of the City Council of the City related to this Agreement or the Authorized Improvements and at which such presence may be requested.

4.02. Representations by the City. The City hereby represents and covenants to the Developer

that:

(a) The City has the authority to enter into and perform its obligations under this Agreement;

(b) It shall use its good faith efforts to, if decided by the City, issue PID Bonds pursuant to the PID Act and other applicable law; and

(c) It shall use its good faith efforts to levy and collect the PID Assessments, approve the Payment Requests, and pay the Reimbursement Obligation Balance.

ARTICLE V
Remedies

5.01. Default by the Developer. In the event of an uncured default by the Developer hereunder and after written notice from the City and a reasonable opportunity to cure, which opportunity shall be no less than thirty (30) days, the City shall have the right:

(a) To pursue all legal or equitable remedies; and

(b) To recover from the Developer all expenses incurred in pursuing its legal rights hereunder, including reasonable attorneys' fees.

If a default cannot reasonably be cured within 30 days and Developer has diligently pursued a cure within such 30-day period and has provided written notice to the City that additional time is needed, then the cure period provided herein shall be extended for an additional 30 day period so long as the Developer is diligently pursuing a cure. The additional 30 day period shall begin on the date of receipt of the written notice by the City.

No default by the Developer shall entitle the City to terminate this Agreement, cease collection of the PID Assessments previously levied and deposit of the Assessment Revenues, or to withhold properly due payments to the Developer from the Assessment Fund or PID Bond Reimbursement Fund in accordance with this Agreement and the PID Bond Indenture or on deposit in the PID Project Fund.

An event of default by the Developer does not release the City from the obligation to reimburse the Developer for Actual Costs advanced or incurred by the Developer on behalf of the City prior to the date of default by the Developer or to reimburse the Developer for Authorized Improvements previously acquired by or conveyed to the City or applicable retail provider.

5.02. Default by City. In the event of default by the City hereunder, the Developer shall be entitled to pursue all remedies at law or in equity, including, seeking a writ of mandamus from a court of competent jurisdiction compelling and requiring the City and its officers to observe and perform the covenants, obligations and conditions hereof; provided, however, that no default by the City shall entitle the Developer to terminate this Agreement and that any financial obligation of the City will only be payable from Assessment Revenues. Any amounts or remedies due pursuant to this Agreement are not subject to acceleration.

5.03. Future Performance. The failure of either party hereto to insist, in any one or more instances, upon performance of any of the terms, covenants, and conditions of this Agreement, shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant, or condition by the other party hereto, but the obligation of such other party with respect to such future performance shall continue in full force and effect.

ARTICLE VI
Miscellaneous

6.01. Severability. In case any one or more provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

6.02. Modification. This Agreement may be modified or varied only by a written instrument subscribed by both of the parties hereto including a reimbursement agreement entered into for a phase of development or issuance of PID Bonds.

6.03 Assignability. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with written notice to) the City, the Developer's right, title, or interest under this Agreement (any of the foregoing, a "Transfer"). Notwithstanding the foregoing, however, no Transfer shall be effective until five days after notice of the Transfer is received by the City; provided, however, that no such Transfer shall be made without prior written consent of the City if such Transfer 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 (the "SEC"), and/or (3) the City being subjected to additional reporting or recordkeeping duties. Notwithstanding the foregoing, the City hereby authorizes the Developer to grant a security interest in the Developer's rights hereunder and to all sums to be paid to the Developer by the City pursuant to this Agreement to any bank or financial institution without City consent and to the extent permitted by State law.

6.04. Captions. The captions used in connection with the paragraphs of this Agreement are for convenience only and shall not be deemed to construe or limit the meaning of the language contained in this Agreement, or used as interpreting the meanings and provisions hereof.

6.05. Applicable Law. This Agreement shall be construed and interpreted under the laws of the State of Texas and all obligations of the parties created hereunder are performable in Collin County, Texas.

6.06. Parties at Interest. This Agreement shall be for the sole and exclusive benefit of the parties hereto and shall never be construed to confer any benefit on any third party. This Agreement shall be binding upon each party, its successors and assigns.

6.07. Term. The term of this Agreement shall begin on the Effective Date and shall continue until the earlier to occur of (i) the last Maturity Date relating to any Improvement Area or (ii) the date on which the Reimbursement Agreement Balance for all Improvement Areas is paid in full. Upon termination of this Agreement with respect to an Improvement Area, the amount of the Reimbursement Agreement Balance, if any, for that Improvement Area that has not been paid, plus the accrued and unpaid interest thereon (collectively, the "Unpaid Balance") shall be canceled and for all purposes of this Agreement shall be deemed to have been conclusively and irrevocably PAID IN FULL, and such Unpaid Balance shall no longer be deemed to be payable. Notwithstanding the foregoing, upon the issuance of PID Bonds secured by PID Assessments levied against property within a specific Improvement Area, the Assessment Revenues collected in connection with such PID Bonds shall be used as set forth under the applicable PID Bond Indenture and related agreements governing the use of PID Assessments and the proceeds of such series of PID Bonds.

6.08. Force Majeure. If the City or the Developer is rendered unable, in whole or in part, by force majeure to carry out any of its obligations under this Agreement, then the obligations of such party,

to the extent affected by such force majeure and to the extent that due diligence is being used to remedy such inability to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. The term "force majeure", as used herein, shall include, without limitation, acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemy; order of any kind of the Government of the United States or the State of Texas or any civil or military authority; insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery; pipelines or canals; partial or total failure of water supply and inability to provide water necessary for operation of the sewer system, or to receive waste; and any other inabilities of the party, whether similar to those enumerated or otherwise, which are not within the control of the party, which the party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of such party, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demand of the opposing party or parties when such settlement is unfavorable to it in the judgment of such party.

6.09 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.

6.10 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 and the Developer 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 and the Developer.

6.11 Counterparts. This Agreement may be executed in multiple counterparts, which, when taken together, shall be deemed one original.

6.12 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.

6.13. Statutory Verifications. The Developer makes the following representation and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the

Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) 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 provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The 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 provided in Section 2276.001(1), Government Code.

6.14 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.

6.15 Notice. Any notice referenced in this Agreement must be in writing and shall be deemed given at the addresses shown below: (i) 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 (ii) 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 St.
Celina, Texas 75009
E-mail: rranc@celina-tx.gov
TEL: (972) 382-2682

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

To the Developer: Attn: Larry Corson
CCD - North Sky Ariana, LLC
8222 Douglas Avenue, Suite 530
Dallas, Texas 75225
E-mail: lcorson@ccdevtx.com
TEL: (214) 505-8256

With a copy to: Attn: Drew Slone
Greenberg Traurig, LLP
2200 Ross Avenue, Suite 5200
Dallas, Texas 75201
E-mail: drew.slone@gtlaw.com
TEL: (214) 665-3600

[Signatures to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple counterparts, each of equal dignity, to be effective as of the date first written above.

CITY:

CITY OF CELINA, TEXAS

By:_____
Name: Ryan Tubbs
Title: Mayor

ATTEST:

_____
City Secretary

DEVELOPER:

CCD - NORTH SKY ARIANA, LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dusty McAfee, Director of Development Services
CC: Robert Ranc, City Manager
Date: June 9, 2026

Agenda Item:
Consider and act upon a Resolution adopting the Median Landscape Pattern Book. (Median Landscape Pattern Book) (McAfee)

Background Information:
At a previous strategic planning retreat, City Council indicated that water conservation is a priority. In May 2025, the City approved a contract with Kimley-Horn to modernize the City's median landscaping regulations with a drought-tolerant perspective. The consultants researched the issue, met with staff multiple times, and are ready to share the final draft with City Council.

There are four standards by which medians are evaluated:

- Cost of installation (front end)
- Cost of maintenance (back end)
- Water usage (once established)
- Aesthetics (regionally & locally important)

Only four (4) and six (6)-lane roadways have a divided median. The Engineering Design Standards regulate many aspects of median design, including:

- Height of plants near median breaks & intersections
- Median widths
- Lay-down noses at intersections
- Turn lanes
- Guidance on coordinating sewer, water, & median lighting

Based on City Council and Planning and Zoning Commission feedback this past winter, the consultant has prepared guidelines that eliminate turf in medians, identify approved drought-tolerant trees, shrubs, grasses, groundcovers, aggregate types, and paving materials appropriate for median conditions, and allow for a range of design expressions and organization, establishing clear expectations for planting density, material use, tree placement, irrigation, and phased construction.

The guidelines are expected to reduce median irrigation water demand by approximately 60 percent, supporting the City of Celina's broader water conservation goals.

Legal Review:
NA

Supporting Documents:
1. Staff Presentation
2. Resolution
3. Celina Median Design Guidelines

Financial Consideration:
NA

Staff Recommendation:
Staff recommends approval, as presented.

Median Landscape Guidelines

City Council

June 9, 2026

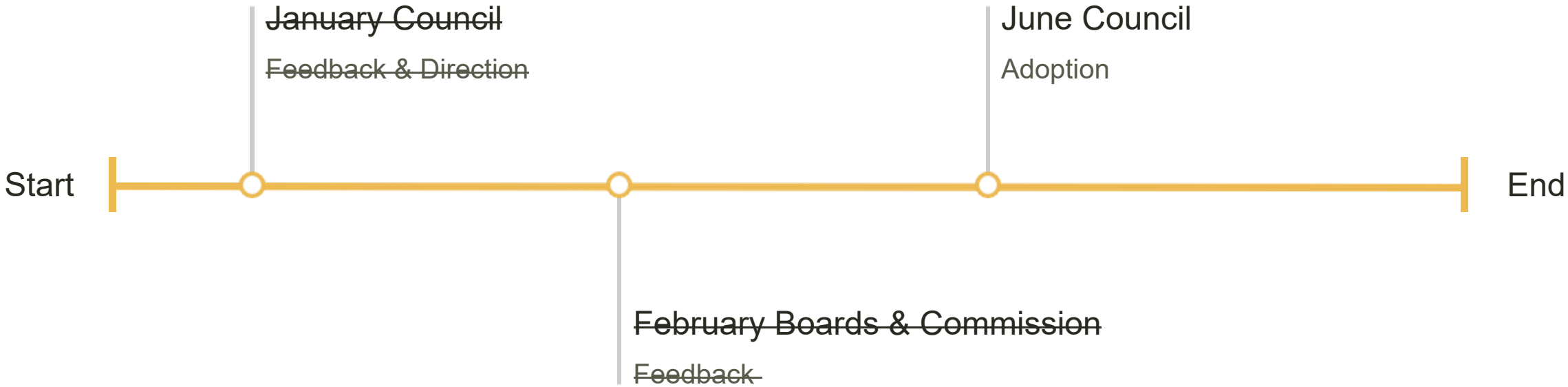
BACKGROUND

- The Council, at a previous strategic planning retreat, indicated that water was a priority
- In May 2025, the City approved a contract with Kimley-Horn to modernize the City's median landscaping regulations with a drought-tolerant perspective
- The consultants researched the issue, met with staff multiple times, received input from multiple Boards and Commissions, and are ready to share the final draft with the Council

City Council's Priority Objectives

- Develop a comprehensive water conservation plan.
- Expand access to water resources through multiple initiatives.

TIMELINE


~~January Council~~
~~Feedback & Direction~~
June Council
Adoption
Start
End
~~February Boards & Commission~~
~~Feedback~~

MEDIANS

- 4 standards by which medians are evaluated:
  - Cost of installation (front end)
  - Cost of maintenance (back end)
  - Water usage (once established)
  - Aesthetics (regionally & locally important)
- Only 4 and 6 lane roadways have a divided median
- Engineering Design Standards regulate many aspects of median design, including:
  - Height of plants near median breaks & intersections
  - Median widths
  - Lay-down noses at intersections
  - Turn lanes
  - Guidance on coordinating sewer, water, & median lighting

PROPOSED GUIDELINES

- Based on Council and Commission feedback in the winter, the consultant has prepared guidelines that:
  - Eliminate turf in medians
  - Only require bare minimum irrigation, with maximum water conservation
  - Identify approved drought-tolerant trees, shrubs, grasses, groundcovers, aggregate types, and paving materials appropriate for median conditions
  - Allow for a range of design expressions and organization
  - Establish clear expectations for planting density, material use, tree placement, irrigation, and phased construction
- The guidelines are expected to reduce median irrigation water demand by approximately 60%, supporting the City of Celina's broader water conservation goals

CELINA MEDIAN DESIGN GUIDELINES

CELINA TEXAS EST. 1876

Life Connected.

Kimley»Horn

CELINA MEDIAN DESIGN GUIDELINES

design requirements

Median Length Categories

≤ 6 feet
- Hardscape only (pavers or stamped concrete)
- No planting or aggregate permitted
- Excluded from landscape and tree calculations

6–15 feet
- Aggregate and ground plane planting permitted
- Trees permitted outside restricted zones only

15–26 feet
- Full landscape treatment permitted, including trees, shrubs, ornamental grasses, and aggregate outside restricted zones

Restricted Zones

0–50 feet from median nose
- No trees permitted
- Paving, aggregate, and groundcover allowed
- Groundcover shall not exceed 18 inches at maturity

0–200 feet from median nose
- Tree foliage shall be maintained at a minimum of 10 feet above finished grade

Beyond 200 feet
- Tree foliage shall be maintained at a minimum of 6 feet above finished grade

Tree Requirements

Average spacing:
- One (1) canopy tree and one (1) ornamental tree per 40 linear feet of landscape area
- Tree clustering and triangular spacing permitted if average spacing is maintained
- Trees to receive rock mulch. Organic mulch prohibited.

Tree Requirements (cont.)

Minimum setbacks:
- 4 feet from back of curb (trees only allowed in median with widths greater than 8')
- 4 feet from pipeline edges
- 30 feet from streetlights

Planting Requirements

Coverage
- 60% planted area
- Groundcover shall not exceed 50% of the planted area unless otherwise approved
  - 30% groundcover (max) + 30% shrubs (min.) + 40% aggregate = overall median calculation

Sod and turf grasses are not permitted in medians
- 40% aggregate area
- Required curb aggregate buffer is excluded from aggregate percentage calculations

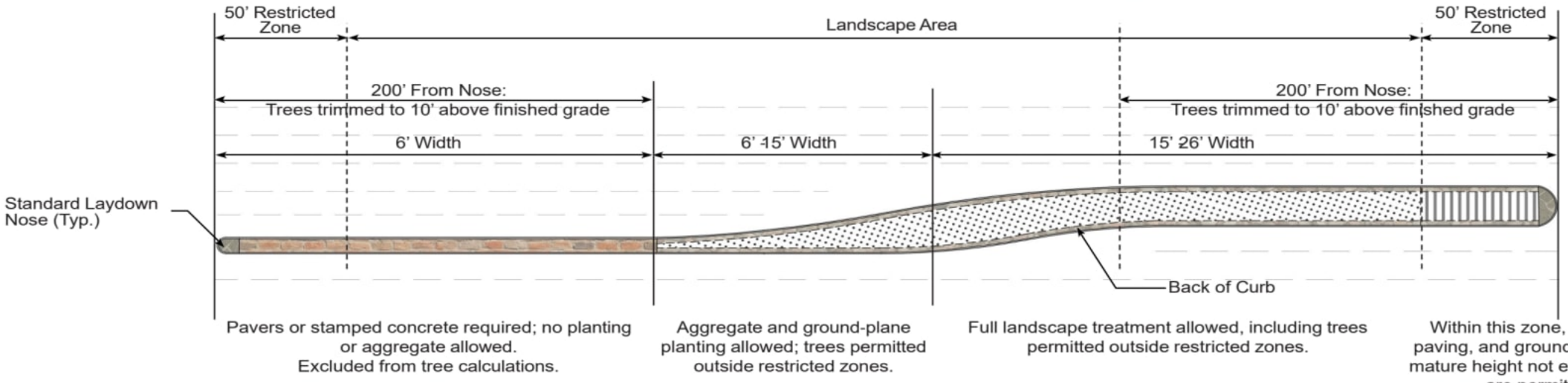
Aggregate and Hardscape

Minimum 3 foot aggregate buffer along back of curb - Excluded from landscape coverage calculations

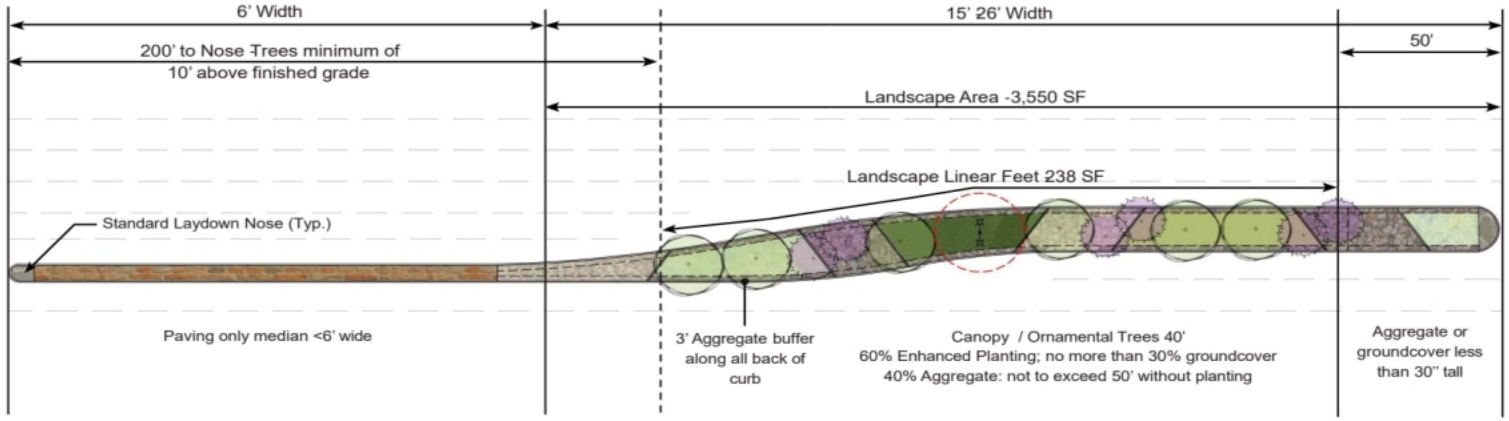
Aggregate swaths:
- Maximum 50 feet without planting interruption, minimum 8 feet in width
  - If shape is not rectangular, the average length is not to exceed 50 feet
- Maximum of three (3) aggregate types per 500 linear feet of median

Concrete edging:
- Minimum 4 inches wide, flush
- Required between ground cover planting and aggregate areas and between differing aggregate types
- Steel edging not permitted in medians, unless used in phased medians as specified

Irrigation
- Reference irrigation section in this document

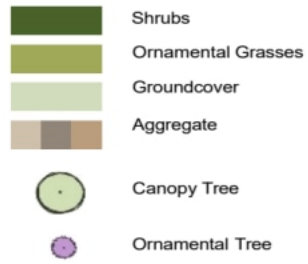


EXAMPLE ONE

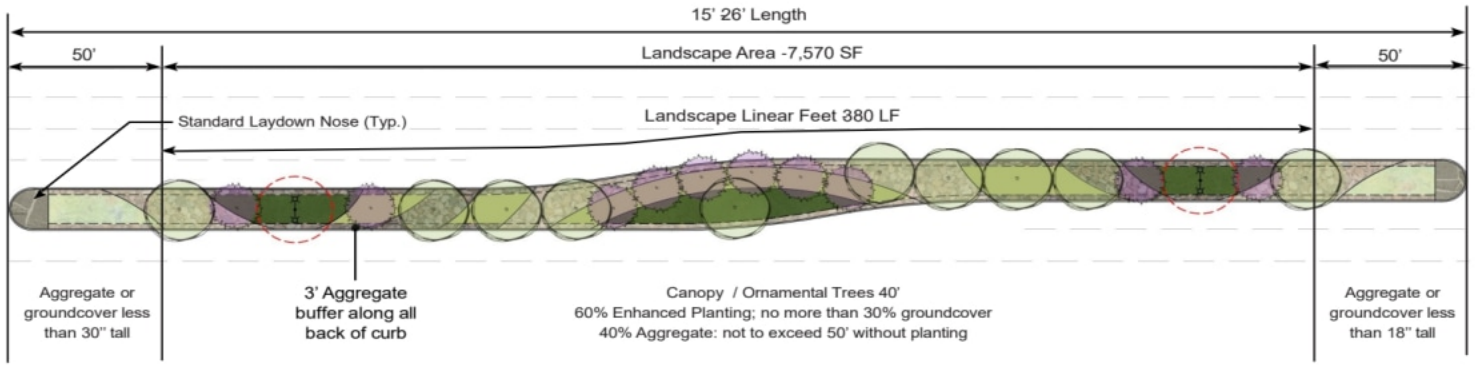


Example Landscape Median Calculation - Turn

Landscape linear feet	238 LF
	Total trees required: 238 LF / 40 = 6 Canopy & 6 Ornamental
Landscape area square feet	4,700 SF
	Total Area of 3' Aggregate band: 1,150 SF
	Total Usable Landscape Area: 3,550 SF
	Total Landscape area required: 3,550 SF x .60 = 2,130 SF (60%)
	Total Aggregate area required: 3,550 SF x .40 = 1,420 SF (40%)



EXAMPLE TWO



Example Landscape Median Calculation - Standard

Landscape linear feet	380 LF
	Total trees required: 380 LF / 40 = 10 Canopy & 10 Ornamental
Landscape area square feet	7,570 SF
	Total Area of 3' Aggregate band: 1,830 SF
	Total Usable Landscape Area: 5,740 SF
	Total Landscape area required: 5,740 SF x .60 = 3,444 SF (60%)
	Total Aggregate area required: 5,740 SF x .40 = 2,296 SF (40%)

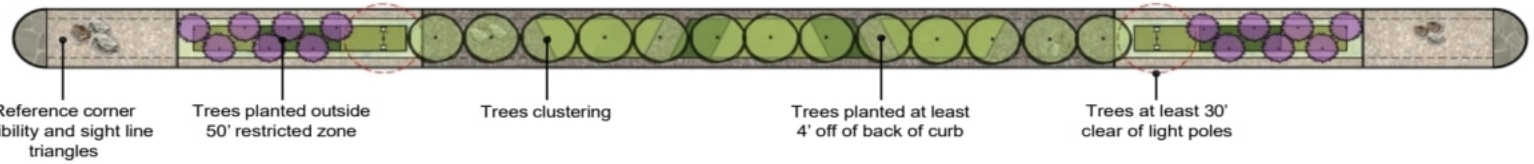
CELINA MEDIAN DESIGN GUIDELINES

design examples - 26' wide

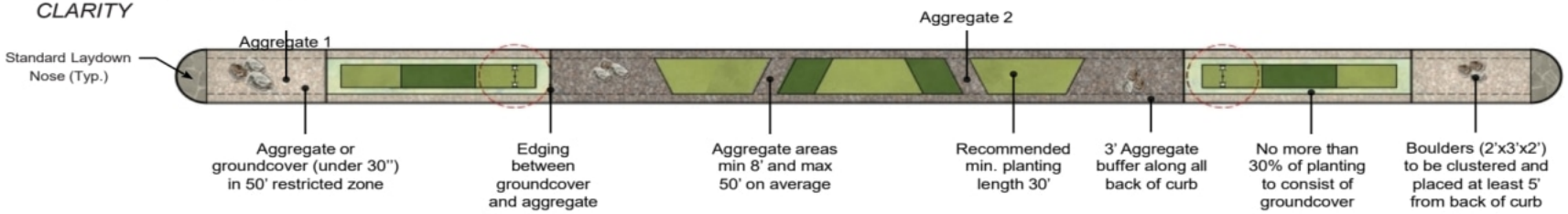
The following pages illustrate six representative design examples intended to demonstrate a range of appropriate approaches to median design. These examples are provided for guidance and inspiration and are not intended to prescribe or limit allowable design solutions. Other design typologies, combinations, and creative interpretations may be appropriate, provided they meet the intent of the adopted guidelines, applicable codes, and operational requirements. Designers are encouraged to use these examples as a reference framework rather than an exhaustive catalog of acceptable designs.

Shrubs
Ornamental Grasses
Groundcover
Aggregate
Canopy Tree
Ornamental Tree

TYPOLOGY ONE

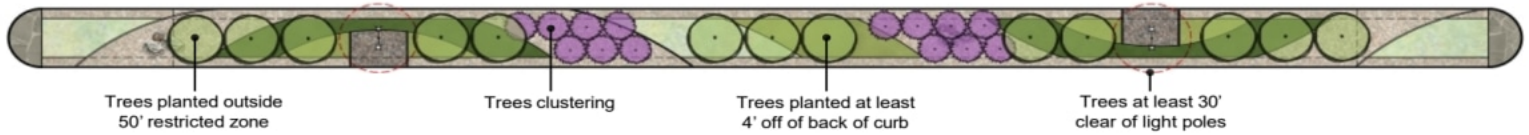


TREES NOT SHOWN FOR CLARITY



Planting in rock mulch

TYPOLOGY TWO



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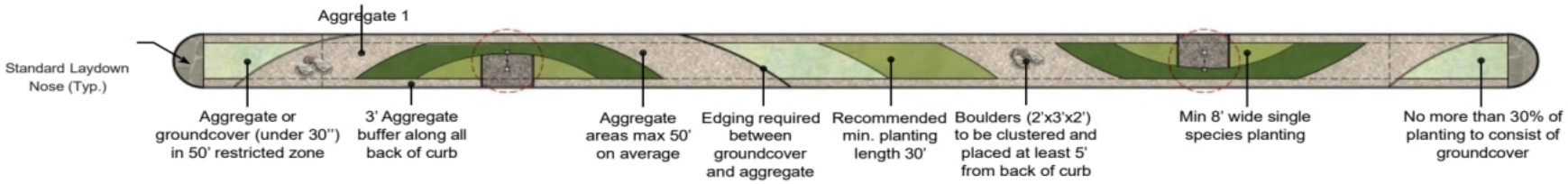


Monoculture swath planting

Roadway Irrigation – Design Standards

Irrigation systems shall be designed to minimize runoff; overspray onto streets and walks is prohibited.
Systems shall comply with current TCEQ Landscape Irrigation Regulations.
No irrigation design or installation shall exceed manufacturer performance limitations of any component.
Adjacent property owners are responsible for maintenance of private irrigation systems located within City right-of-way.

Water Source, Control & Monitoring

A separate water meter is required for irrigation.
Irrigation controllers shall:
- Connect to central control
- Be hard-wired to AC power

Master control valves are required downstream of the backflow device.
Flow sensors are required downstream of the master control valve:
- Minimum operating range of 2 GPM

Rain/Freeze sensors are required and shall be located with unobstructed access to the sky within 10 feet.

Backflow & System Protection

All systems connected to potable water shall include TCEQ-approved backflow prevention.
- Reduced pressure or pressure vacuum breaker assemblies where health hazards exist
- Double check valve assemblies where no health hazard exists (tested upon installation)

A ball valve is required upstream of each control valve in a jumbo box.
Section valves shall be provided to regulate system pressure.
Check valves are required where elevation changes may cause low-head drainage.

Piping, Materials & Performance

PVC water lines shall be Pressure Rated Class 200, SDR 21, not exceeding 5 feet per second velocity.
Minimum pipe sizes:
- Mainline: 1" (1-1/4" mainline not permitted)
- Lateral line: 3/4"

Systems shall deliver:
- 45 PSI minimum at spray heads
- 50 PSI minimum at rotors

Refer to the Approved Materials List for Median Right-of-Way Irrigation Equipment.

Hydrozoning & Plant-Based Design

Each valve shall irrigate plant materials with similar water requirements, slope, soil, and exposure.
Plant material shall be hydrozoned by water usage.
Trees shall be irrigated with one bubbler, hydrozoned on a separate valve.
Drip irrigation systems shall:
- Deliver water uniformly from subgrade PVC piping
- Include in-pipe check valves and root intrusion prevention
- Include a yellow or purple riser stem and cap indicator for operational identification
- Drip irrigation should only be used in confined areas

Irrigation Heads & Devices

Irrigation heads shall:
- Be multi-stream rotary nozzles
- Have low precipitation with 0.7 DU or greater
- Be selected and spaced for maximum distribution uniformity
- Have matched precipitation rates per zone
- Include spring-retracted pop-up operation
- Have head-to-head coverage for spray irrigation
- Have a 6" pop-up height
- Be installed minimum 6" from back of curb
- Include in-body drain check valves
- Be pressure regulated:
  - Sprays & rotaries: 30 PSI minimum
  - Rotors: 45 PSI minimum

Micro-spray heads:
- Shall be connected with bull-head tee connections where required
- Shall be hydrozoned with similar precipitation rate heads

Median & Roadway-Specific Layout Requirements

Feeder laterals and mainlines shall be located within 4 feet of back of curb.
Feeder laterals and mainlines that are placed under aggregate shall be sleeved.
No swing pipe or flex pipe allowed in medians.
Wiring shall include minimum six (6) 14-gauge wires.
All wiring shall be minimum 14-gauge with waterproof splice kits and connectors.

Conduits & Future Coordination

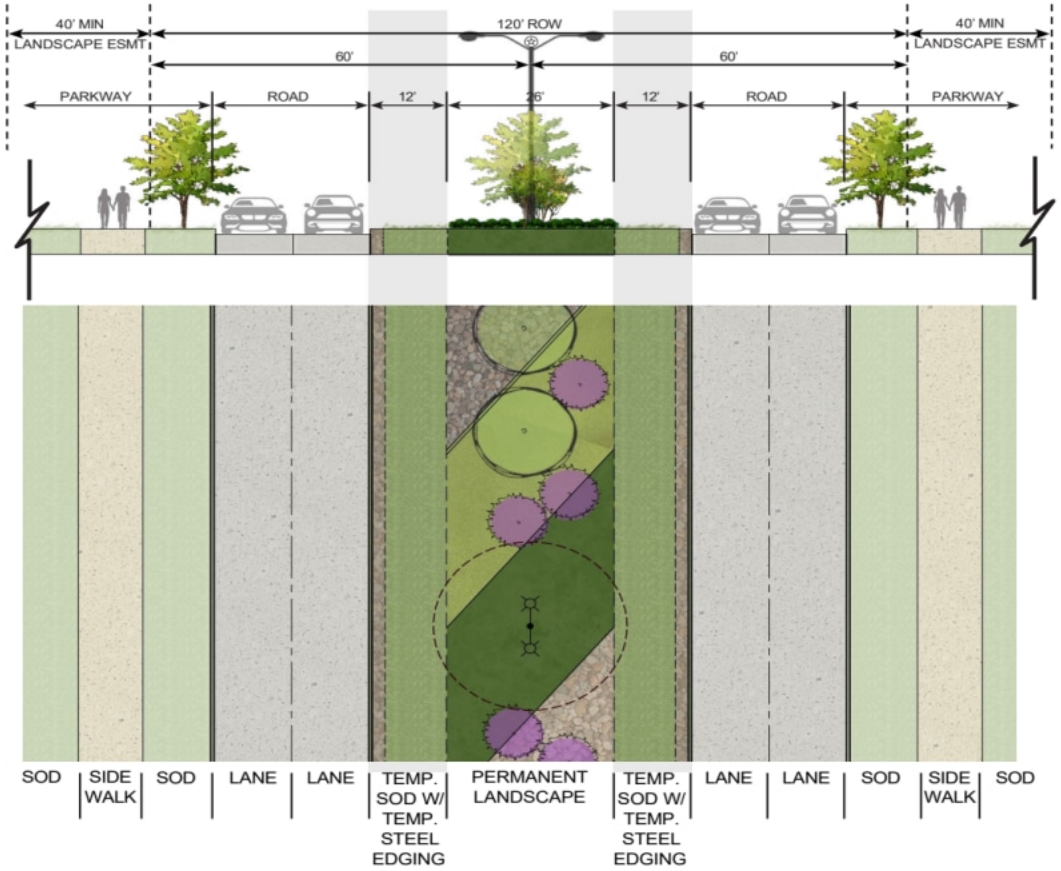
Two 4" PVC conduits shall run:
- From 2 feet behind back of curb
- From median nose to median nose
- Beyond limits of hardscape (pavers, concrete noses, aggregates)

Two additional 4" PVC conduits shall run from median to parkway as needed for water and power.
Conduit ends shall be clearly marked with saw-cuts.

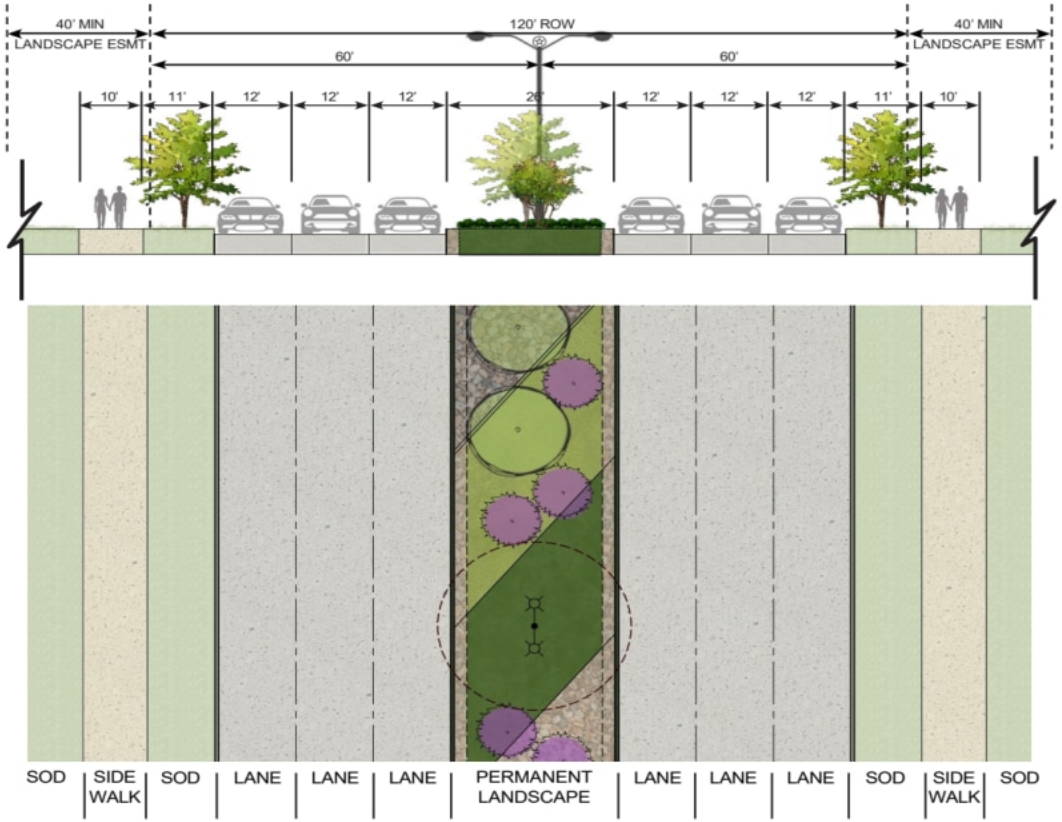
MEDIAN PHASING PROCESS

- Major Thoroughfares (Type P6D) constructed in phases shall use a dual-condition median strategy, distinguishing between ultimate median build-out areas and future roadway expansion areas.
- Permanent landscape improvements (trees, shrubs, irrigation, soils) shall be installed only within ultimate median build-out areas and designed in accordance with all adopted median standards.
  - Landscape calculations for initial median installation shall be based on ultimate median build out.
- Future roadway expansion areas shall receive temporary landscape treatment only, consisting of Bermuda sod with temporary irrigation. Irrigation shall be removed once sod is established.
- Utilities shall be planned and installed based on the ultimate roadway and median configuration.
- City staff may approve alternative phasing or surface treatments where utility conflicts, corridor conditions, safety, constructibility, or long-term roadway certainty warrant deviation.

INITIAL MEDIAN INSTALLATION



ULTIMATE MEDIAN CONDITION

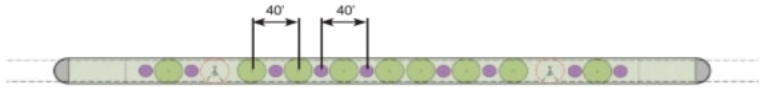


CELINA MEDIAN DESIGN GUIDELINES

planting palette

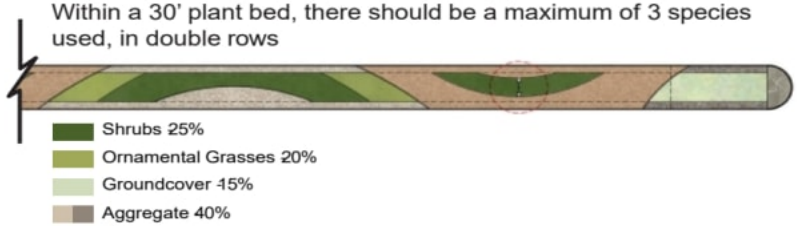
Trees & Spacing: Within landscape areas, provide canopy and ornamental trees at an average of 1 each per 40' O.C., alternating species; clusters and triangular spacing allowed if the overall 40' average is maintained. No trees in the 50' nose zone.

STANDARD SPACING



CLUSTERED SPACING

Ground Plane Massing: Shrubs and ornamental grasses in minimum 8' wide single-species masses; groundcovers exempt. Ex: Within a 30' plant bed, there should be a maximum of 3 species used, in double rows



NOT APPROVED PLANTING DESIGN

Water Smart Criteria: All plant species must be drought-tolerant, water-smart, and capable of surviving after establishment with temporary irrigation only.

Nose Zone & Median Limitations: No trees. Foliage <30" at maturity (bloom spikes may exceed); plants must remain rigid and not lean into the roadway. Provide 3' minimum clear setback along median edges for maintenance safety.

Common Name	Scientific Name	Notes
Canopy Trees		
Cedar Elm	Ulmus crassifolia	Parks Department will maintain every 5 years
Chinquapin Oak	Quercus muehlenbergii	Parks Department will maintain every 5 years
Shumard Oak	Quercus shumardii	Parks Department will maintain every 5 years
Bur Oak	Quercus macrocarpa	Parks Department will maintain every 5 years
Escarpment / Texas Live Oak	Quercus fusiformis	Parks Department will maintain every 5 years
Mexican Sycamore	Platanus mexicana	Parks Department will maintain every 5 years
Bald Cypress	Taxodium distichum	Parks Department will maintain every 5 years
Pond Cypress	Taxodium ascendens Brongn	Parks Department will maintain every 5 years
Princeton Elm	Ulmus americana 'Princeton'	Parks Department will maintain every 5 years
Shantung Maple	Acer truncatum	Parks Department will maintain every 5 years
Ornamental Trees		
Desert Willow	Chilopsis linearis	Parks Department will maintain every 5 years
Crape Myrtle	Lagerstroemia indica	Parks Department will maintain every 5 years
Mexican Buckeye	Ungnadia speciosa	Parks Department will maintain every 5 years
Texas Redbud	Cercis canadensis var. texensis	Parks Department will maintain every 5 years
Yaupon Holly	Ilex vomitoria	Parks Department will maintain every 5 years. Mulitrunk tree form.
Vitex / Chaste Tree	Vitex agnus-castus	Parks Department will maintain every 5 years
Mexican Plum	Prunus mexicana	Parks Department will maintain every 5 years
Lacey Oak	Quercus laceyi	Parks Department will maintain every 5 years
Shrubs / Perennials and Pollinator Friendly		
Texas Sage	Leucophyllum frutescens	
Autumn Sage	Salvia greggii	
Dwarf Yaupon Holly 'Nana'	Ilex vomitoria 'Nana'	
Juniper species	Juniperus spp.	Low forms
Blackfoot Daisy	Melampodium leucanthum	
Black-Eyed Susan	Rudbeckia hirta	
Coneflower	Echinacea spp.	
Yarrow	Achillea millefolium	
Tickseed	Coreopsis spp.	
Indian Blanket	Gaillardia pulchella	
Gaura	Oenothera lindheimeri	
Zexmenia / Wedelia	Wedelia texana	
Flame Acanthus	Anisacanthus quadrifidus	
Yuccas and Xeric Accents		
Red Yucca	Hesperaloe parviflora	Spiny—place away from curb edges, cross-walks, and maintenance access zones
Soft-Leaf Yucca	Yucca recurvifolia	Spiny—place away from curb edges, cross-walks, and maintenance access zones
'Color Guard' Yucca	Yucca filamentosa 'Color Guard'	Spiny—place away from curb edges, cross-walks, and maintenance access zones
Texas Sotol	Dasylirion texanum	Spiny—place away from curb edges, cross-walks, and maintenance access zones
Spineless Prickly Pear	Opuntia cacanapa 'Ellisian'	
Pale Leaf Yucca	Yucca pallida	
Ornamental Grasses		
Gulf Muhly	Muhlenbergia capillaris	
Lindheimer's Muhly	Muhlenbergia lindheimeri	
Sideoats Grama	Bouteloua curtipendula	
Little Bluestem	Schizachyrium scoparium	
Blue Grama	Bouteloua gracilis	
Mexican Feather Grass	Nassella tenuissima	
Miscanthus "Little Kitten"	Miscanthus sinensis 'Little Kitten'	
Groundcovers		
Texas Frogfruit	Phyla nodiflora	
Silver Ponyfoot	Dichondra argentea	
Berkeley Sedge	Carex divulsa	
Walker's Low catmint	Nepeta × faassenii 'Walker's Low'	
Mexican Feather Grass	Nassella tenuissima	
Liriope	Liriope muscari	

HARDSCAPE GUIDELINES

Aggregate and Hardscape

Minimum 3 foot aggregate buffer along back of curb - Excluded from landscape coverage calculations

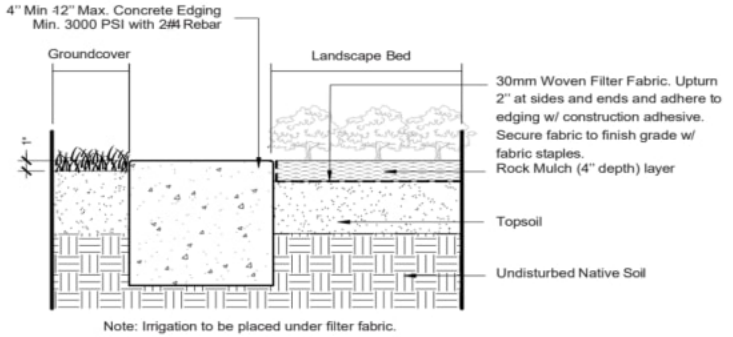
Aggregate swaths:

- Maximum 50 feet without planting interruption; if shape is not rectangular, the average length is not to exceed 50 feet, minimum 8 feet in width.
- Maximum of three (3) aggregate types per 500 linear feet of median

Concrete edgings:

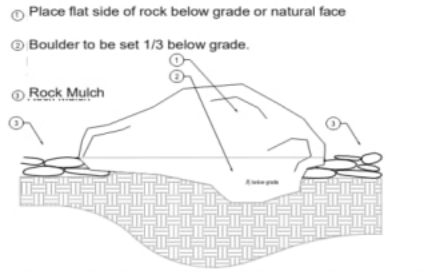
- Minimum 4 inches wide, flush
- Required between ground cover planting and aggregate areas and between differing aggregate types

CONCRETE EDGING



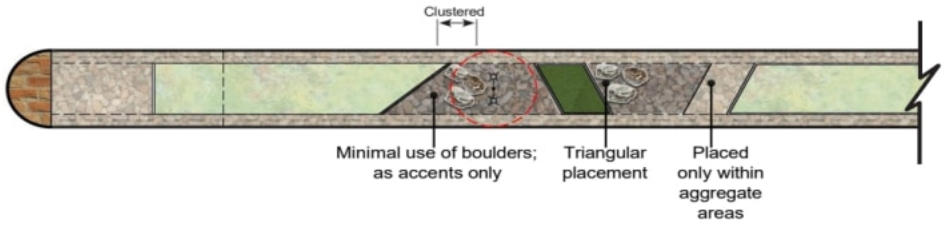
Note: Irrigation to be placed under filter fabric.

BOULDER INSTALLATION



Rock to appear that it has a settled over time into the landscape. Boulders to appear more weathered and angular in appearance, rather than rounded or flat, and shall be free of sharp edges.

APPROVED BOULDER DESIGN



NOT APPROVED BOULDER DESIGN

median materials

HARDSCAPE EXAMPLE PALETTE

Small Aggregate Examples (2.5"-3")

Clearwater Small | Light Toned Mix | Basalt Small

Large Cobbles Examples (3"-6")

Farmer's Cobble | Gray Tone River Rock

1.2 Boulders Examples (≤ 2' × 3' × 2' overall)

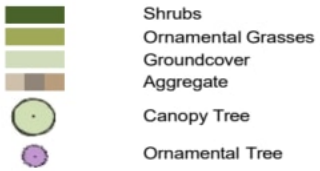
Sandstone | Colorado

1.3 Paving Examples (Nose condition / ≤6' wide)

Brick Pavers | Stamped Concrete | Flagstone

1.4 Concrete Edging Examples (4" Min. Width)

Standard Gray | Integral Color



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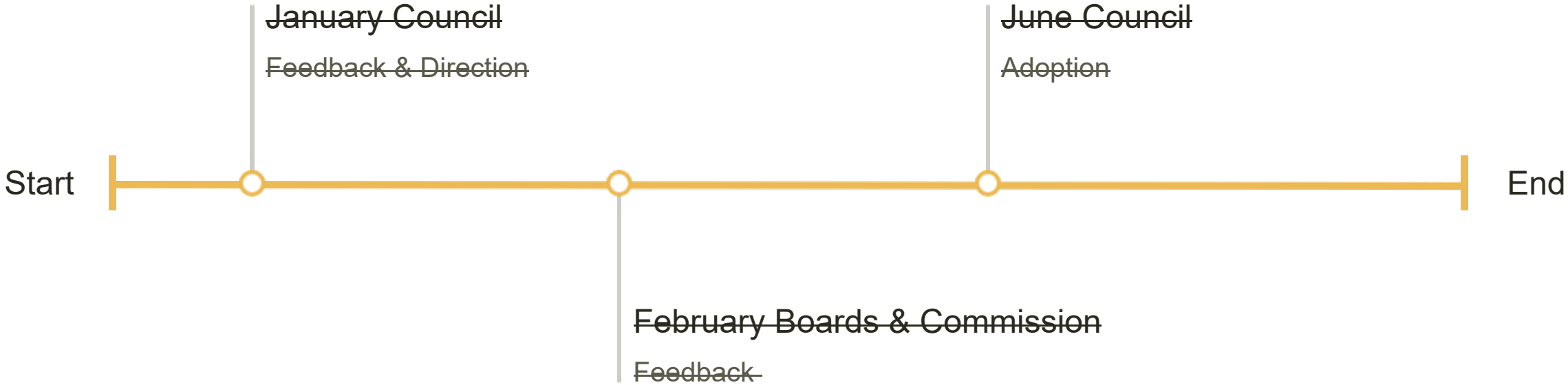
~~January Council~~
~~Feedback & Direction~~
~~June Council~~
~~Adoption~~
Start
End
~~February Boards & Commission~~
~~Feedback~~

RECOMMENDATION

- Staff is working with consultants to redline development regulations in water-related ordinances so that new development aligns with the median design guidelines in the future
- Staff anticipates bringing options for discussion to the Council in July
- Staff recommends approval as presented

Thank You!

RESOLUTION NO. 2026-_____R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA AUTHORIZING MEDIAN DESIGN GUIDELINES.

WHEREAS, the City of Celina, Texas ("Celina"), adopted a Strategic Plan in 2025 containing many strategic goals; and

WHEREAS, two of the goals were to "Be the City of Innovative Infrastructure" and "Be the Unique City"; and

WHEREAS, the Median Design Guidelines is intended to provide a clear, consistent, and implementable framework for the design of landscaped medians within the City's public rights-of-way. The guidelines are intended to enhance the visual character of Celina's roadway corridors while prioritizing public safety, long term durability, water efficiency, and ease of maintenance; and

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

Section 1. The recitals contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. The City Council hereby finds that the creation of Median Design Guidelines will set forth a consistent standard of quality throughout the City of Celina community. The Design Guidelines ensure that median design contributes positively to corridor identity and placemaking while remaining fully compatible with roadway operations and prioritizing water conservation and long-term sustainability.

Section 3. The City Council recognizes that the Design Guidelines are one of several documents providing design guidance and restrictions for Celina by the master developer or developer/builder in undertaking any improvement, alteration, or remodel. These Design Guidelines shall be used in conjunction with other documents relating to the physical development of Celina include, but not limited to, the Zoning Ordinance, Engineering Standards, and Subdivision Ordinance of the City of Celina.

Section 4. The City's policy which shall specify the provisions and requirements for the Median Design Guidelines is included in Exhibit "A."

Section 5. This Resolution shall take effect immediately from and after its passage and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 9th day of June 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

CELINA
TEXAS
EST. 1876

Life Connected.

CELINA MEDIAN DESIGN GUIDELINES

MAY, 2026

ATTACHMENT "A"

Kimley»Horn

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Purpose and Intent

The Celina Median Design Guidelines provide a clear, consistent, and implementable framework for the design of landscaped medians within the City's public rights of way. The guidelines are intended to enhance the visual character of Celina's roadway corridors while prioritizing public safety, long term durability, water efficiency, and ease of maintenance. Medians are a highly visible component of the public realm and play a critical role in shaping first impressions of the community. These guidelines ensure that median design contributes positively to corridor identity and placemaking while remaining fully compatible with roadway operations, sight distance requirements, utilities, and future roadway expansion. The guidelines are performance based rather than stylistic mandates. They allow for a range of design expressions and organization establishing clear expectations for planting density, material use, tree placement, irrigation, and phased construction. The guidelines support efficient project review, coordinated implementation, and consistent outcomes across the City. These Median Design Guidelines prioritize water conservation and long-term sustainability. When fully implemented, the guidelines are expected to reduce median irrigation water demand by approximately 60%, supporting the City of Celina's broader water conservation goals. ***These Median Design Guidelines prioritize water conservation and long-term sustainability. When fully implemented, the guidelines are expected to reduce median irrigation water demand by over 50%, supporting the City of Celina's broader water conservation goals.***

Organization of the Design Guidelines

The Design Guidelines are organized to move from regulatory requirements to practical application and illustrated examples. Together, the sections function as both a technical standard and a visual reference.

Landscape Requirements Within Medians

- Defines baseline regulatory standards, including sight distance constraints, planting setbacks, soil requirements, irrigation coordination, and maintenance clearances.

Planting Coverage and Calculations

- Provides required planting to aggregate ratios, tree spacing standards, and sample calculations to ensure consistency and compliance.

Design Examples and Illustrations

- Includes visual examples of acceptable median layouts and styles for various widths, demonstrating how standards can be applied.

Utilities and Irrigation Standards

- Establishes requirements for water smart irrigation systems, utility coordination, conduit placement, and long term operational efficiency.

Median Phasing and Future Roadway Expansion

- Addresses phased construction scenarios, distinguishing between ultimate median build out areas and temporary landscape treatments in future expansion zones.

Planting Palette and Materials

- Identifies approved drought-tolerant trees, shrubs, grasses, groundcovers, aggregate types, and paving materials appropriate for median conditions.

Interpretation

Flexibility in interpretation and innovation is encouraged to allow for creative and context-sensitive median design while maintaining a cohesive and high-quality public realm consistent with the City of Celina's vision. These Median Design Guidelines are intended to provide clear expectations while allowing professional judgment in their application. All deviations from these Median Design Guidelines shall be subject to approval by the City. Approved waivers or deviations shall not establish precedent and shall apply only to the specific conditions and application for which they are granted. All median design shall comply with the applicable City of Celina Engineering Standards.

For purposes of interpretation of the Median Design Guidelines, the following provisions shall apply:

- The use of the terms "may" or "should" indicates a permissive, recommended, or advisory provision and is not mandatory.

- The use of the terms "shall," "shall not," "must," "will," "prohibited," or "not allowed" indicates a mandatory requirement and is not voluntary or permissive.

- Where words or phrases are subject to more than one reasonable interpretation, the more restrictive interpretation shall apply.

- Where two or more provisions of these Guidelines conflict, the more specific provision shall control over the more general, and the more restrictive provision shall control over the less restrictive.

- Design examples, illustrations, and diagrams are intended to convey design intent and acceptable approaches. Compliance shall be determined based on the numeric, dimensional, and performance standards contained within the Guidelines, not solely on graphical examples.

It is the responsibility of the Applicant to ensure that the most current version of the Median Design Guidelines is used for design and submittal.
Except as specifically defined herein, all words and terms used in these Median Design Guidelines shall be interpreted according to their customary dictionary definitions and standard professional usage within the fields of landscape architecture, engineering, and planning.

CELINA MEDIAN DESIGN GUIDELINES

design requirements

Median Length Categories

≤ 6 feet
- Hardscape only (pavers or stamped concrete)
- No planting or aggregate permitted
- Excluded from landscape and tree calculations

6–15 feet
- Aggregate and ground plane planting permitted
- Trees permitted outside restricted zones only

15–26 feet
- Full landscape treatment permitted, including trees, shrubs, ornamental grasses, and aggregate outside restricted zones

Restricted Zones

0–50 feet from median nose
- No trees permitted
- Paving, aggregate, and groundcover allowed
- Groundcover shall not exceed 18 inches at maturity

0–200 feet from median nose
- Tree foliage shall be maintained at a minimum of 10 feet above finished grade

Beyond 200 feet
- Tree foliage shall be maintained at a minimum of 6 feet above finished grade

Tree Requirements

Average spacing:
- One (1) canopy tree and one (1) ornamental tree per 40 linear feet of landscape area
- Tree clustering and triangular spacing permitted if average spacing is maintained
- Trees to receive rock mulch. Organic mulch prohibited.

Tree Requirements (cont.)

Minimum setbacks:
- 4 feet from back of curb (trees only allowed in median with widths greater than 8')
- 4 feet from pipeline edges
- 30 feet from streetlights

Planting Requirements

Coverage
- 60% planted area
- Groundcover shall not exceed 50% of the planted area unless otherwise approved
  - 30% groundcover (max) + 30% shrubs (min.) + 40% aggregate = overall median calculation

Sod and turf grasses are not permitted in medians
- 40% aggregate area
- Required curb aggregate buffer is excluded from aggregate percentage calculations

Aggregate and Hardscape

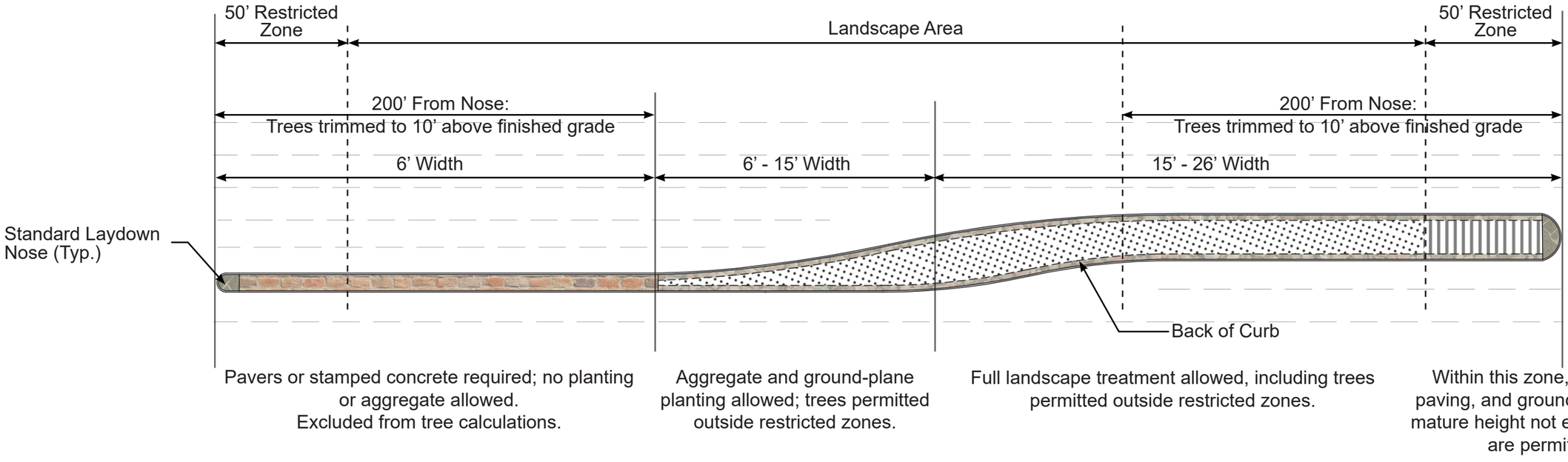
Minimum 3 foot aggregate buffer along back of curb - Excluded from landscape coverage calculations

Aggregate swaths:
- Maximum 50 feet without planting interruption, minimum 8 feet in width
  - If shape is not rectangular, the average length is not to exceed 50 feet
- Maximum of three (3) aggregate types per 500 linear feet of median

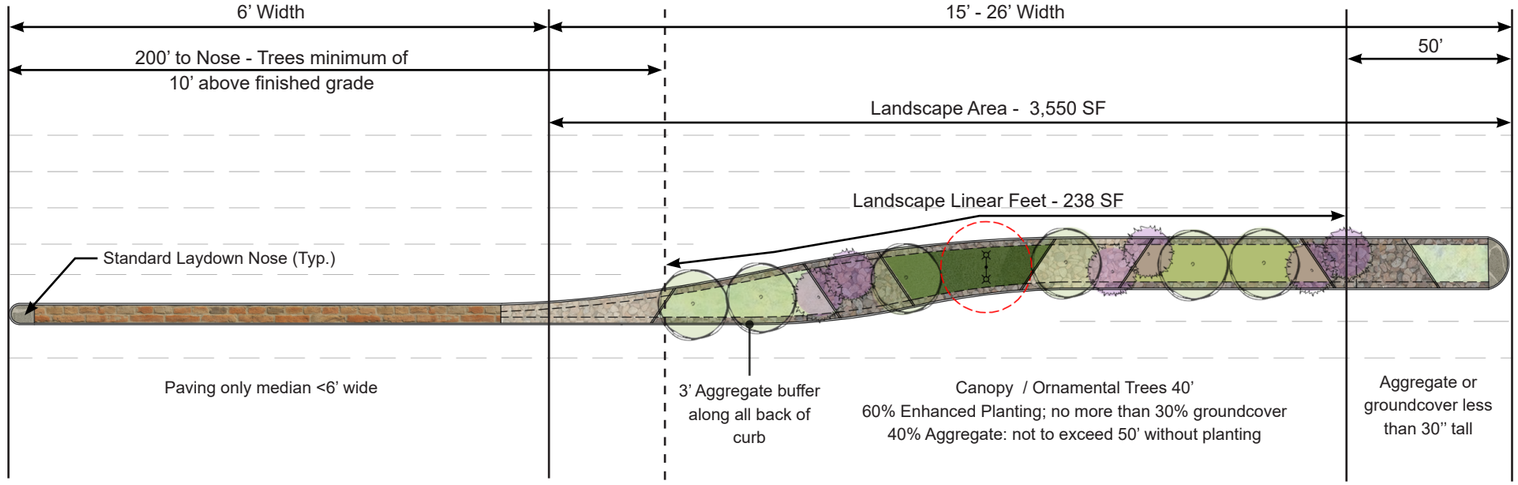
Concrete edging:
- Minimum 4 inches wide, flush
- Required between ground cover planting and aggregate areas and between differing aggregate types
- Steel edging not permitted in medians, unless used in phased medians as specified

Irrigation

Reference irrigation section in this document



EXAMPLE ONE



Example Landscape Median Calculation - Turn Lane Scenario

Landscape area linear feet 238 LF

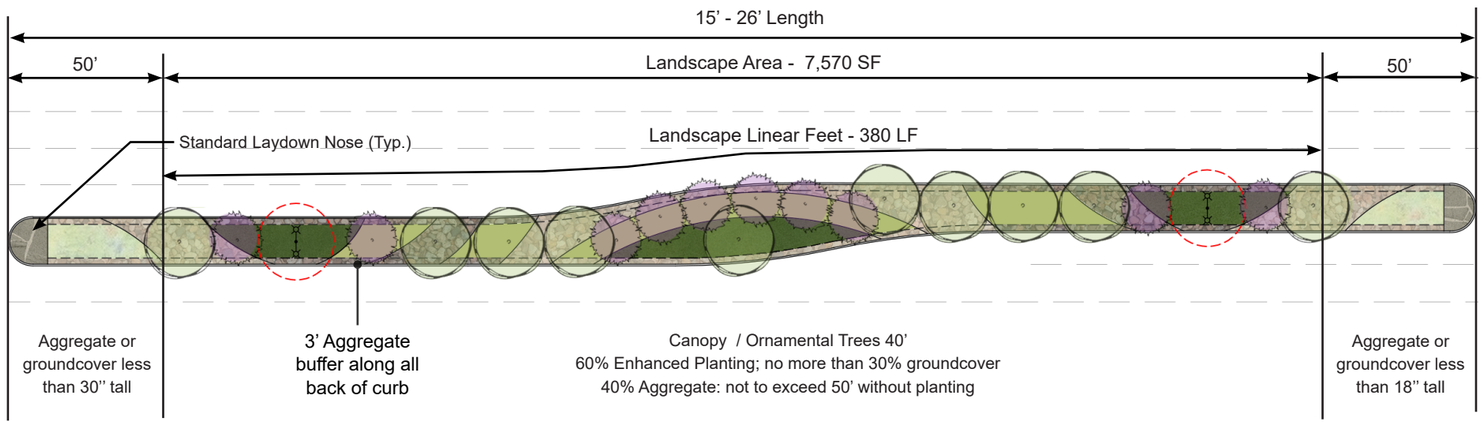
Total trees required: 238 LF / 40 = 6 Canopy & 6 Ornamental

Landscape area square feet 4,700 SF

Total Area of 3' Aggregate band: 1,150 SF
Total Usable Landscape Area: 3,550 SF
Total Landscape area required: 3,550 SF x .60 = 2,130 SF (60%)
Total Aggregate area required: 3,550 SF x .40 = 1,420 SF (40%)

Shrubs
Ornamental Grasses
Groundcover
Aggregate
Canopy Tree
Ornamental Tree

EXAMPLE TWO



Example Landscape Median Calculation - Standard Median Scenario

Landscape area linear feet 380 LF

Total trees required: 380 LF / 40 = 10 Canopy & 10 Ornamental

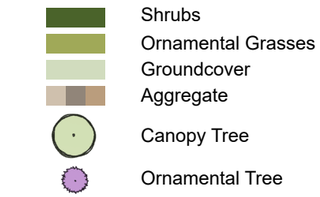
Landscape area square feet 7,570 SF

Total Area of 3' Aggregate band: 1,830 SF
Total Usable Landscape Area: 5,740 SF
Total Landscape area required: 5,740 SF x .60 = 3,444 SF (60%)
Total Aggregate area required: 5,740 SF x .40 = 2,296 SF (40%)

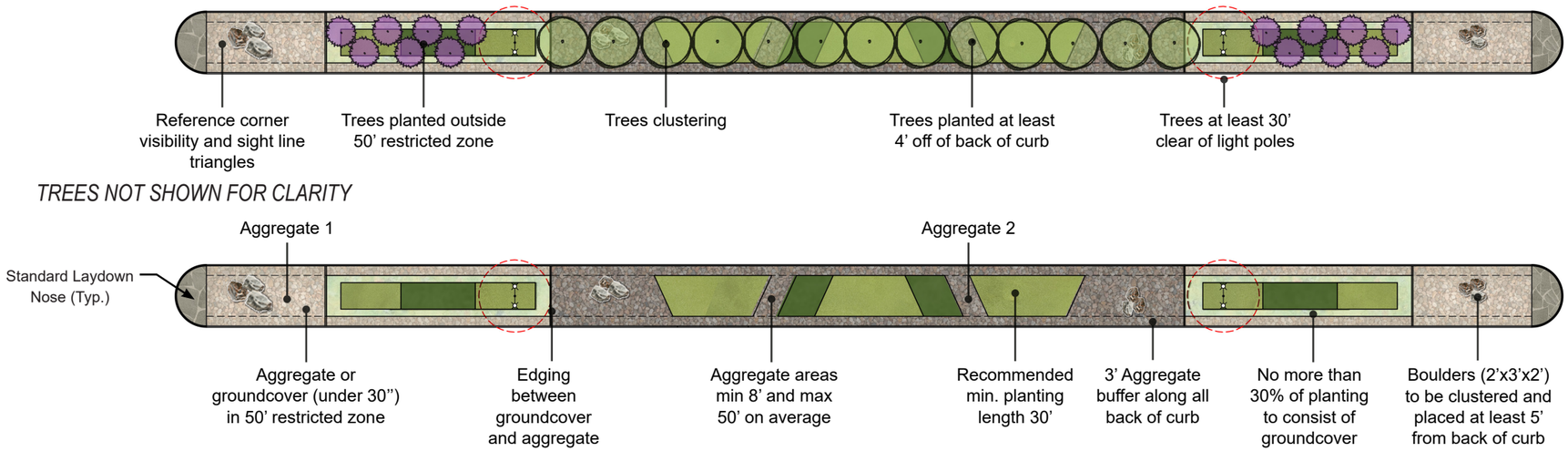
CELINA MEDIAN DESIGN GUIDELINES

design examples - 26' wide

The following pages illustrate six representative design examples intended to demonstrate a range of appropriate approaches to median design. These examples are provided for guidance and inspiration and are not intended to prescribe or limit allowable design solutions. Other design typologies, combinations, and creative interpretations may be appropriate, provided they meet the intent of the adopted guidelines, applicable codes, and operational requirements. Designers are encouraged to use these examples as a reference framework rather than an exhaustive catalog of acceptable designs.

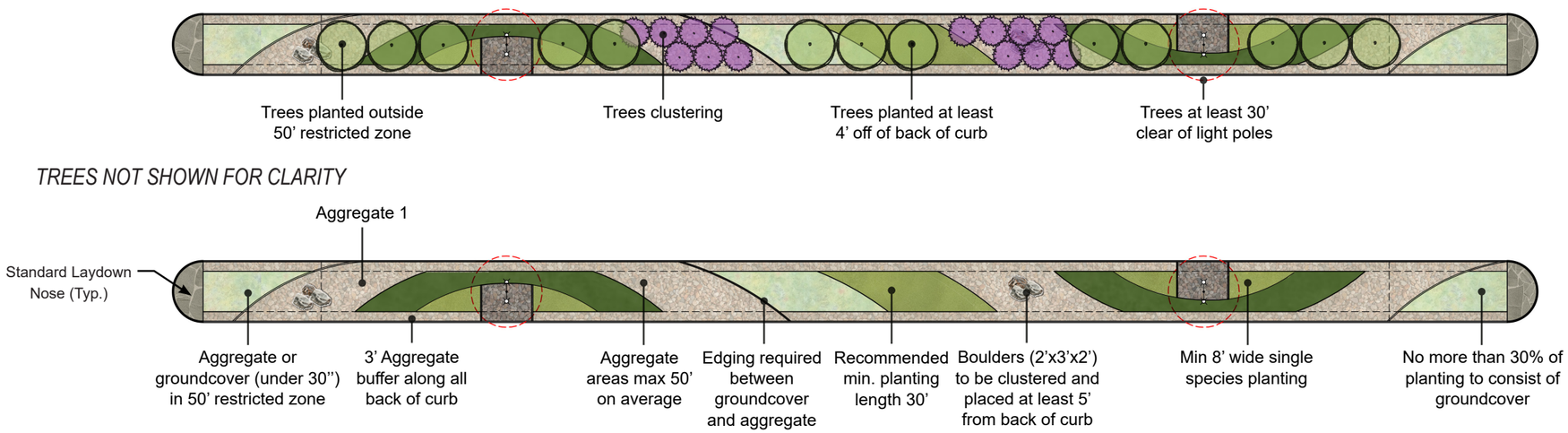


TYPOLOGY ONE



Planting in rock mulch

TYPOLOGY TWO

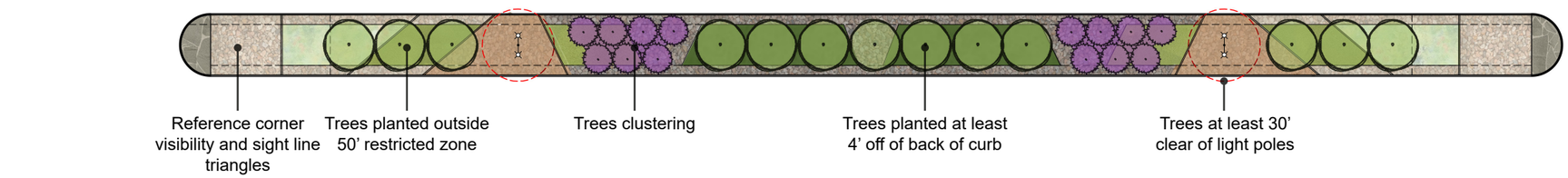


Monoculture swath planting

Shrubs
Ornamental Grasses
Groundcover
Aggregate
Canopy Tree
Ornamental Tree

Recommended planting length 30’ with rock much

TYPOLOGY THREE



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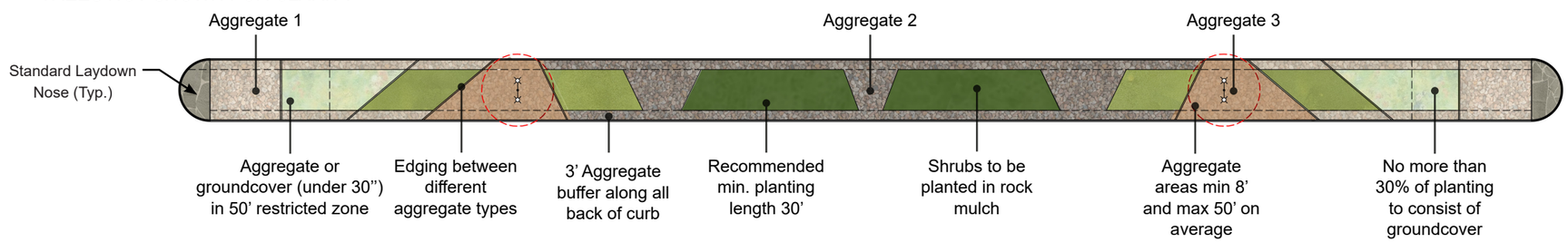
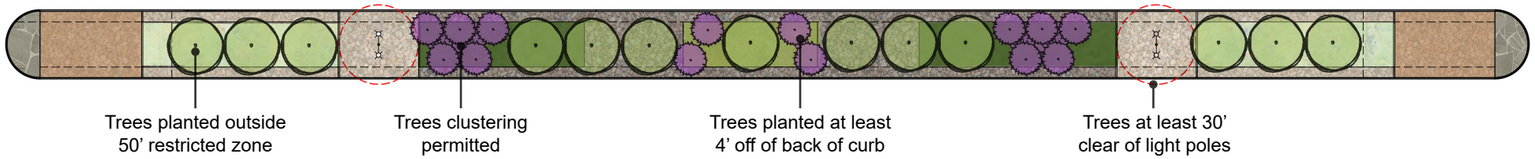


TYPOLOGY FOUR



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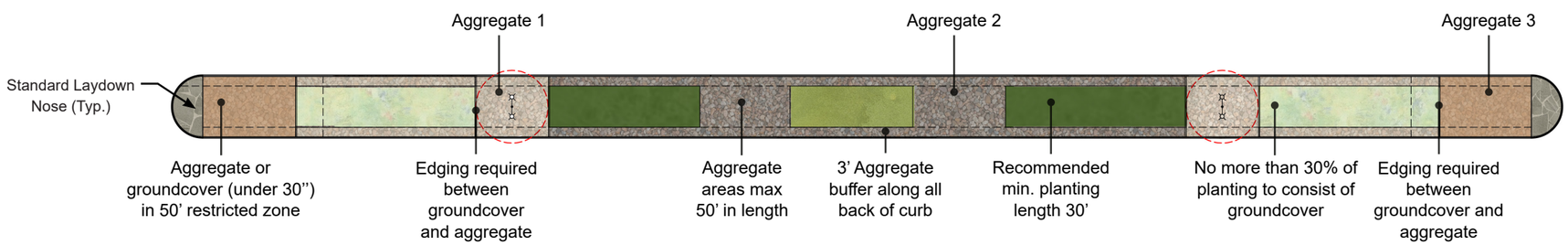


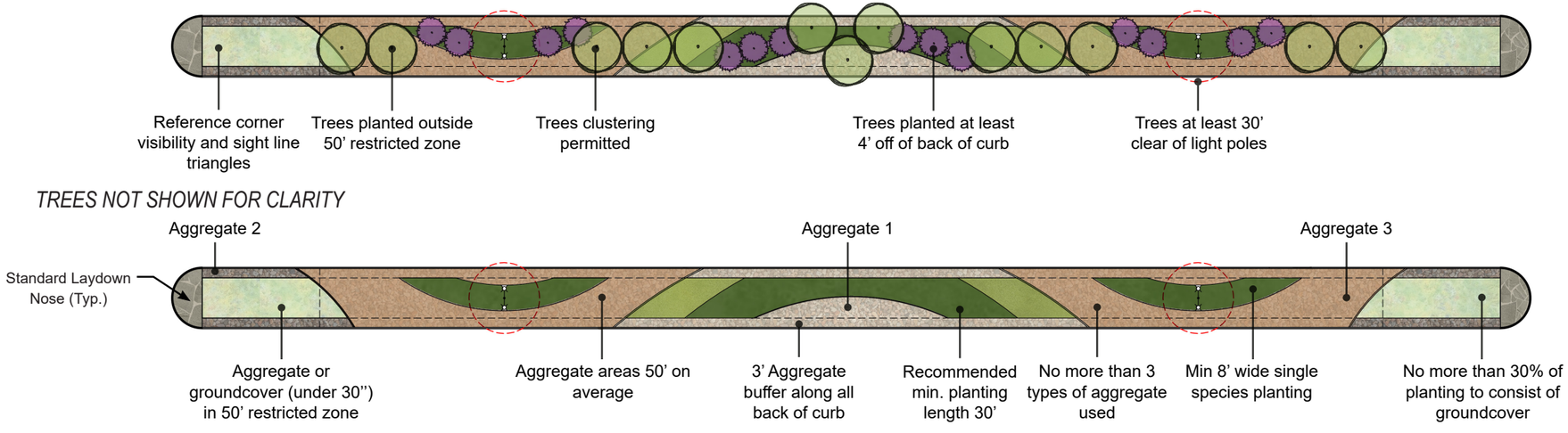
Groundcover within 50’ restricted zone

CELINA MEDIAN DESIGN GUIDELINES

design examples - 26' wide

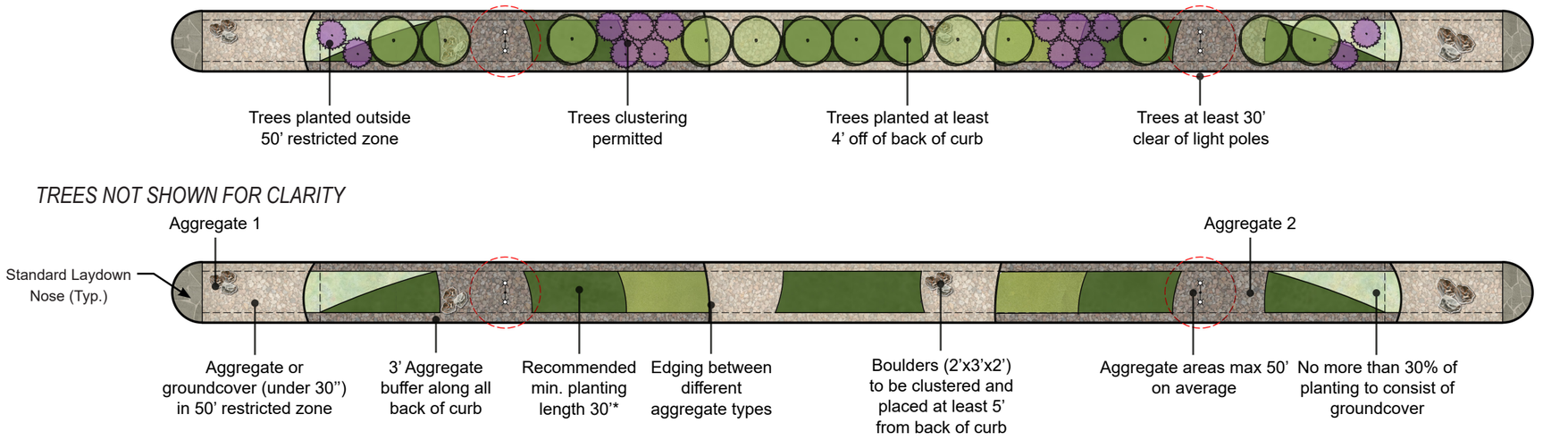
Shrubs
Ornamental Grasses
Groundcover
Aggregate
Canopy Tree
Ornamental Tree

TYPOLOGY FIVE



Trees 35' clear of light pole

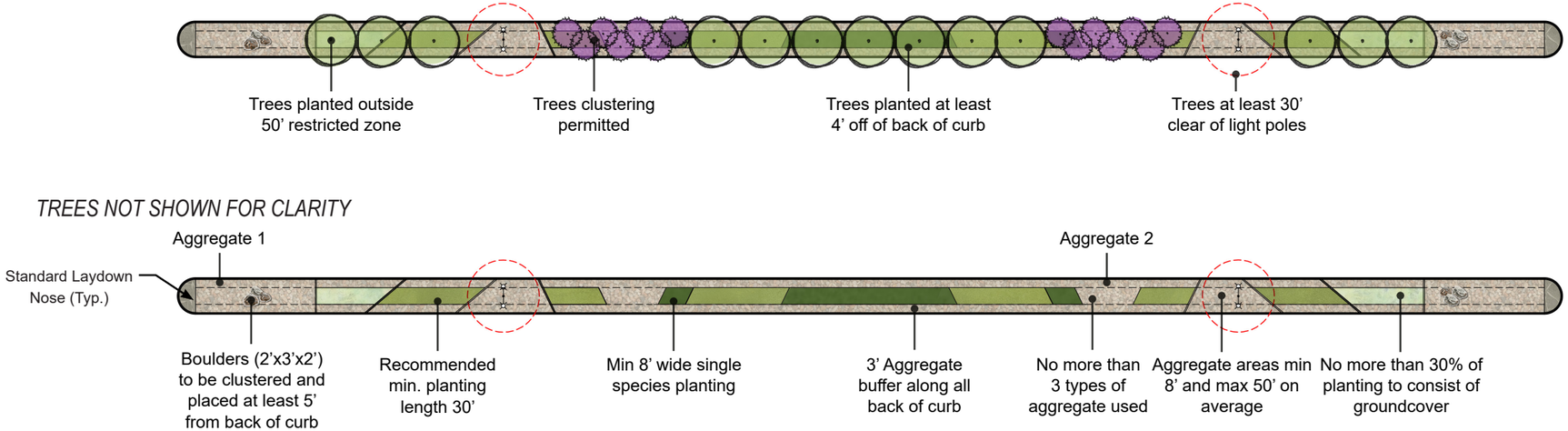
TYPOLOGY SIX



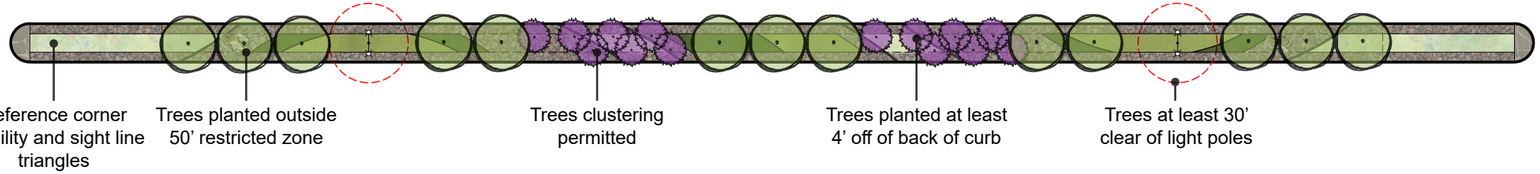
Shrubs
Ornamental Grasses
Groundcover
Aggregate
Canopy Tree
Ornamental Tree

Concrete edging

TYPOLOGY ONE



TYPOLOGY TWO



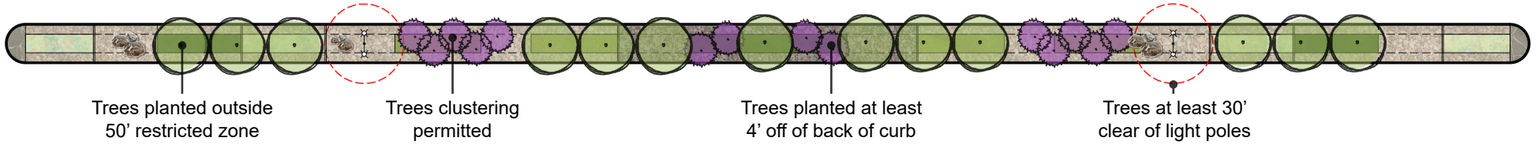
Use of boulders as accents

CELINA MEDIAN DESIGN GUIDELINES

design examples - 15' wide

Shrubs
Ornamental Grasses
Groundcover
Aggregate
Canopy Tree
Ornamental Tree

TYPOLOGY THREE



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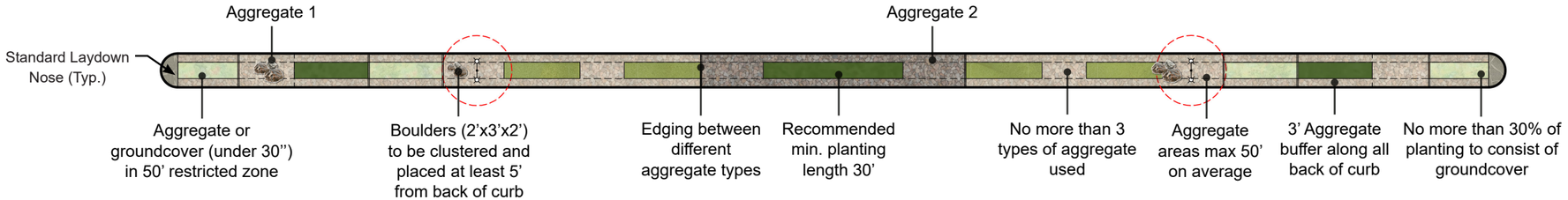
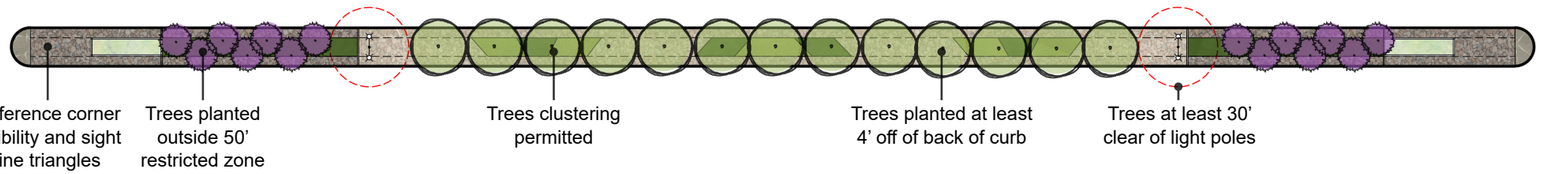


3' aggregate buffer behind back of curb

TYPOLOGY FOUR



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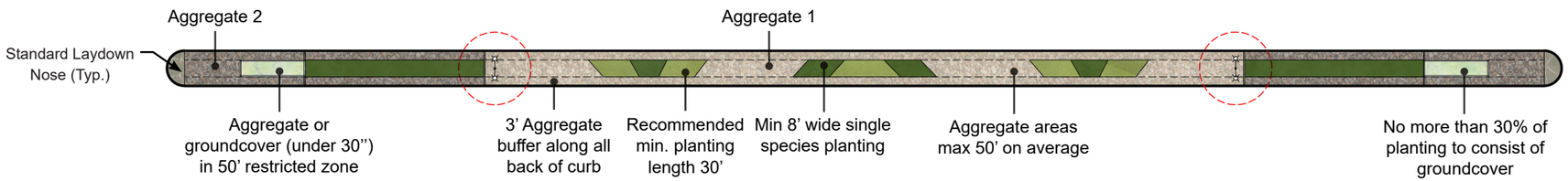
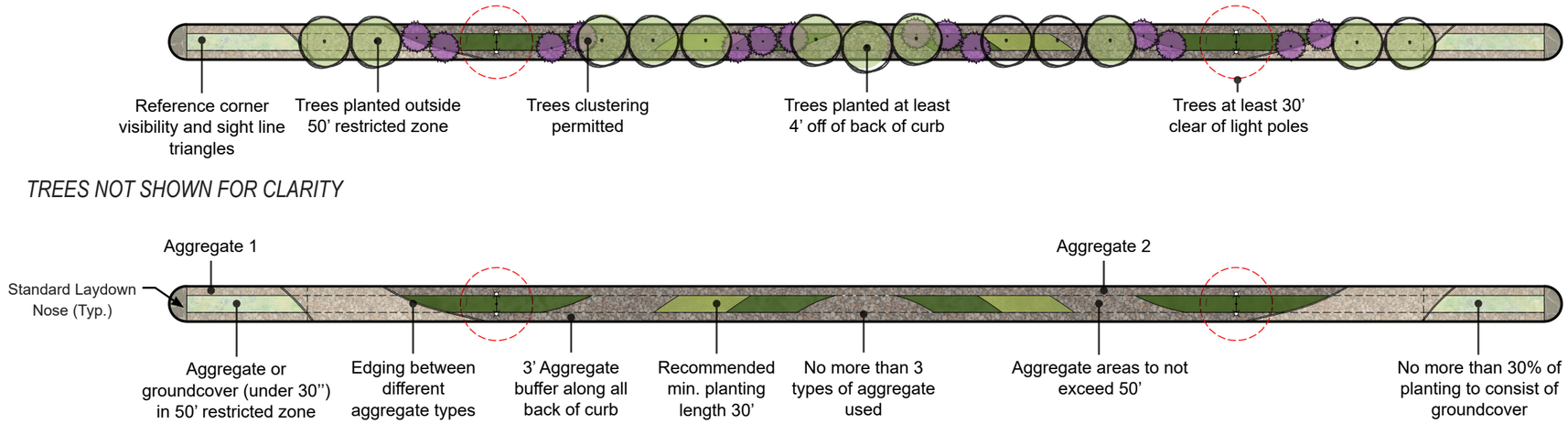


Alternating use of planting and aggregate

Shrubs
Ornamental Grasses
Groundcover
Aggregate
Canopy Tree
Ornamental Tree

Ground cover in rock mulch

TYPOLOGY FIVE



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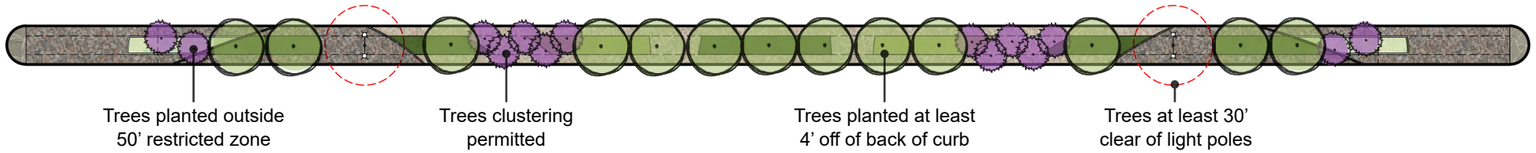
TYPOLOGY SIX



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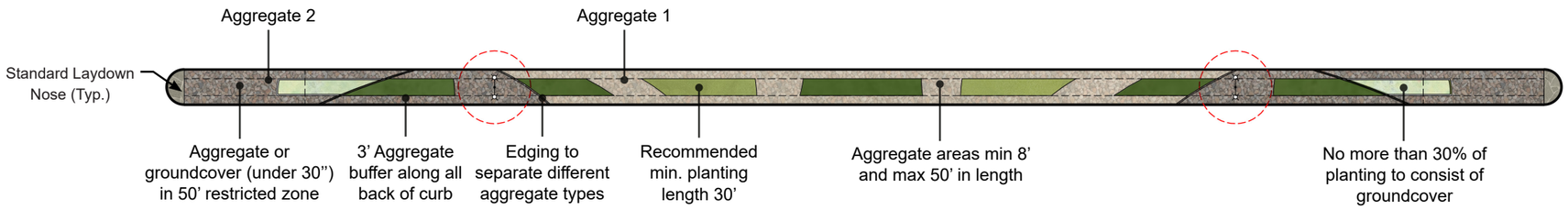
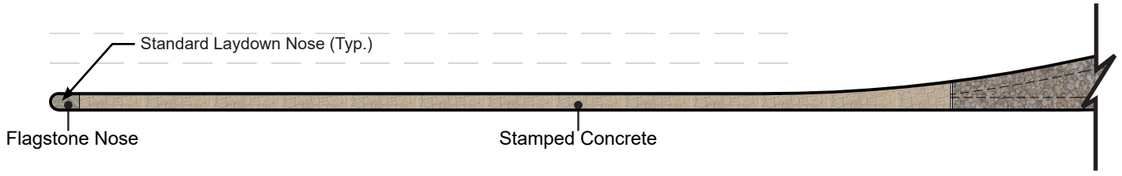


CELINA MEDIAN DESIGN GUIDELINES

design examples - 6' wide

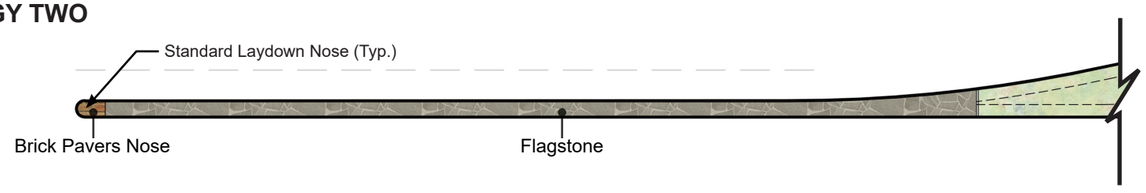
Shrubs
Ornamental Grasses
Groundcover
Aggregate
Canopy Tree
Ornamental Tree

TYPOLOGY ONE



Stamped concrete

TYPOLOGY TWO



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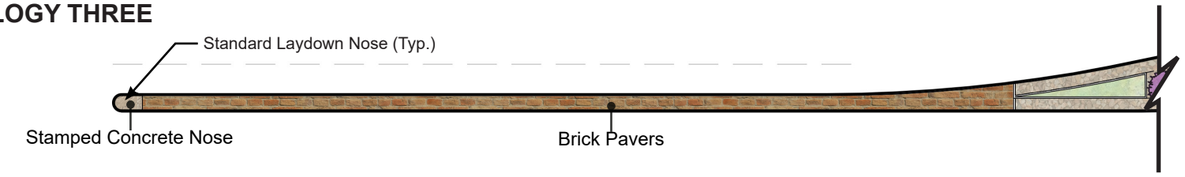
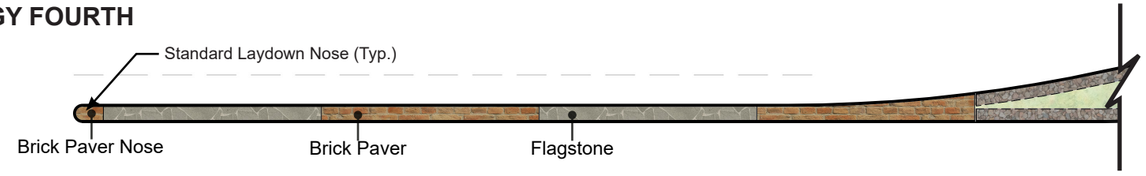


Brick Pavers

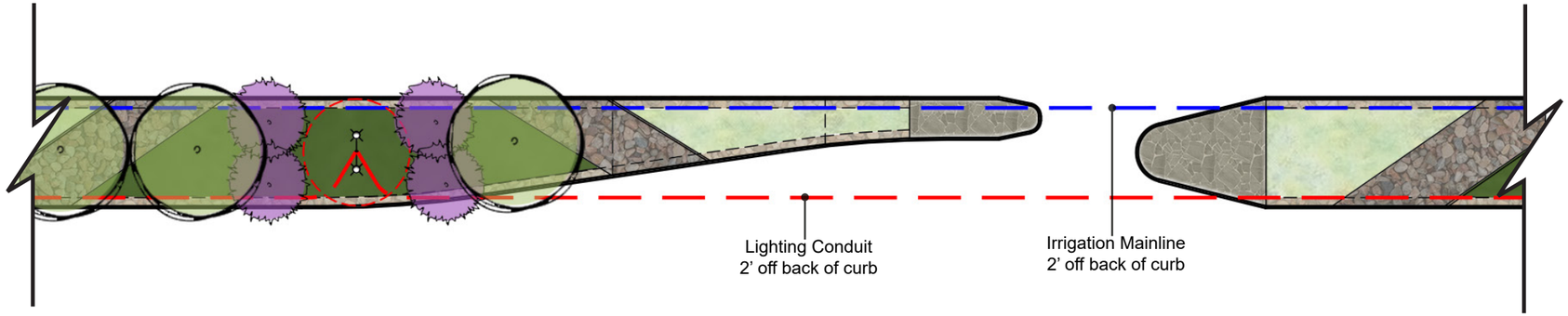
TYPOLOGY FOURTH



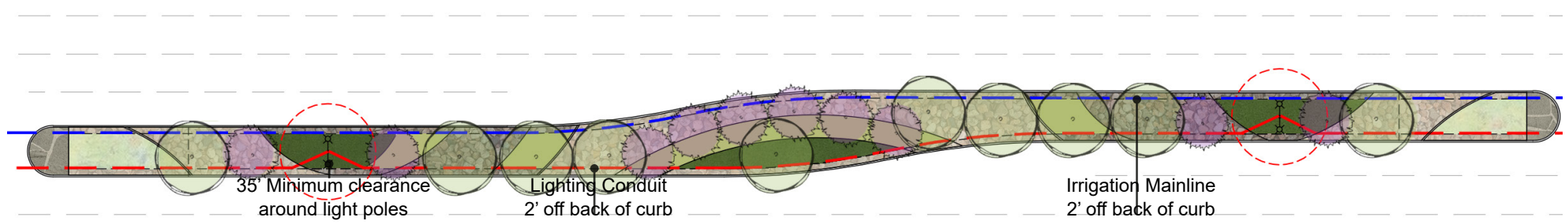
Roadway Irrigation / Utilities – General Design Standards

- Permanent irrigation is permitted only within ultimate median build-out areas and shall be designed as a long-term, water-smart system serving drought-tolerant and native planting. No permanent irrigation is allowed in interim or aggregate treatment areas.
- Temporary irrigation is permitted only within future roadway expansion areas and shall be removed after plant establishment.
- Irrigation systems shall minimize long-term water demand through hydrozoning and the use of low-precipitation devices.
- Trees shall be irrigated individually with one bubbler per tree on a dedicated valve.
- Shrubs and ornamental grasses shall be irrigated using dripline or low-precipitation spray irrigation, where irrigation is permitted.
- Irrigation and utilities shall be coordinated with the ultimate median layout to avoid rework and conflicts during future phases.
- Irrigation mainlines and street-light conduits shall be installed 2 feet offset from the back of curb, with all other utilities routed outside primary planting zones where feasible.
- Where irrigation piping or conduit crosses or is located beneath aggregate treatment areas, the irrigation lines and conduit shall be sleeved to facilitate maintenance, future modifications, and protection of aggregate areas.
- City staff may approve alternative layouts where conflicts, safety considerations, constructibility constraints, or phasing require deviation.

STANDARD UTILITY LAYOUT



STANDARD UTILITY LAYOUT - IMPLEMENTED ON A MIDBLOCK MEDIAN



Roadway Irrigation – Design Standards

Irrigation systems shall be designed to minimize runoff; overspray onto streets and walks is prohibited.
Systems shall comply with current TCEQ Landscape Irrigation Regulations.
No irrigation design or installation shall exceed manufacturer performance limitations of any component.
Adjacent property owners are responsible for maintenance of private irrigation systems located within City right-of-way.

Water Source, Control & Monitoring

A separate water meter is required for irrigation.
Irrigation controllers shall:
- Connect to central control
- Be hard-wired to AC power

Master control valves are required downstream of the backflow device.
Flow sensors are required downstream of the master control valve:
- Minimum operating range of 2 GPM

Rain/Freeze sensors are required and shall be located with unobstructed access to the sky within 10 feet.

Backflow & System Protection

All systems connected to potable water shall include TCEQ-approved backflow prevention.
- Reduced pressure or pressure vacuum breaker assemblies where health hazards exist
- Double check valve assemblies where no health hazard exists (tested upon installation)

A ball valve is required upstream of each control valve in a jumbo box.
Section valves shall be provided to regulate system pressure.
Check valves are required where elevation changes may cause low-head drainage.

Piping, Materials & Performance

PVC water lines shall be Pressure Rated Class 200, SDR 21, not exceeding 5 feet per second velocity.
Minimum pipe sizes:
- Mainline: 1” (1-1/4” mainline not permitted)
- Lateral line: 3/4”

Systems shall deliver:
- 45 PSI minimum at spray heads
- 50 PSI minimum at rotors

Refer to the Approved Materials List for Median Right-of-Way Irrigation Equipment.

Hydrozoning & Plant-Based Design

Each valve shall irrigate plant materials with similar water requirements, slope, soil, and exposure.
Plant material shall be hydrozoned by water usage.
Trees shall be irrigated with one bubbler, hydrozoned on a separate valve.
Drip irrigation systems shall:
- Deliver water uniformly from subgrade PVC piping
- Include in-pipe check valves and root intrusion prevention
- Include a yellow or purple riser stem and cap indicator for operational identification
- Drip irrigation should only be used in confined areas

Irrigation Heads & Devices

Irrigation heads shall:
- Be multi-stream rotary nozzles
- Have low precipitation with 0.7 DU or greater
- Be selected and spaced for maximum distribution uniformity
- Have matched precipitation rates per zone
- Include spring-retracted pop-up operation
- Have head-to-head coverage for spray irrigation
- Have a 6” pop-up height
- Be installed minimum 6” from back of curb
- Include in-body drain check valves
- Be pressure regulated:
  - Sprays & rotaries: 30 PSI minimum
  - Rotors: 45 PSI minimum

Micro-spray heads:
- Shall be connected with bull-head tee connections where required
- Shall be hydrozoned with similar precipitation rate heads

Median & Roadway-Specific Layout Requirements

Feeder laterals and mainlines shall be located within 4 feet of back of curb.
Feeder laterals and mainlines that are placed under aggregate shall be sleeved.
No swing pipe or flex pipe allowed in medians.
Wiring shall include minimum six (6) 14-gauge wires.
All wiring shall be minimum 14-gauge with waterproof splice kits and connectors.

Conduits & Future Coordination

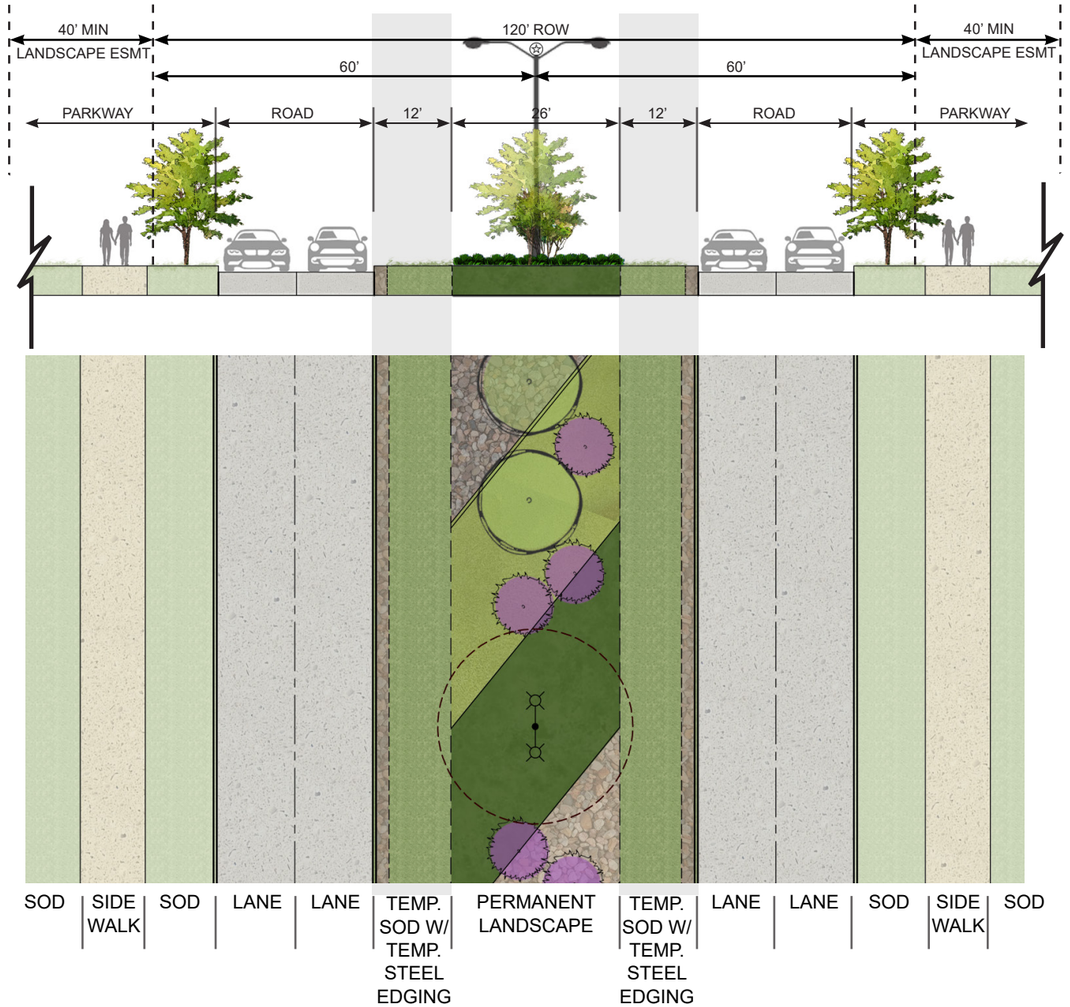
Two 4” PVC conduits shall run:
- From 2 feet behind back of curb
- From median nose to median nose
- Beyond limits of hardscape (pavers, concrete noses, aggregates)

Two additional 4” PVC conduits shall run from median to parkway as needed for water and power.
Conduit ends shall be clearly marked with saw-cuts.

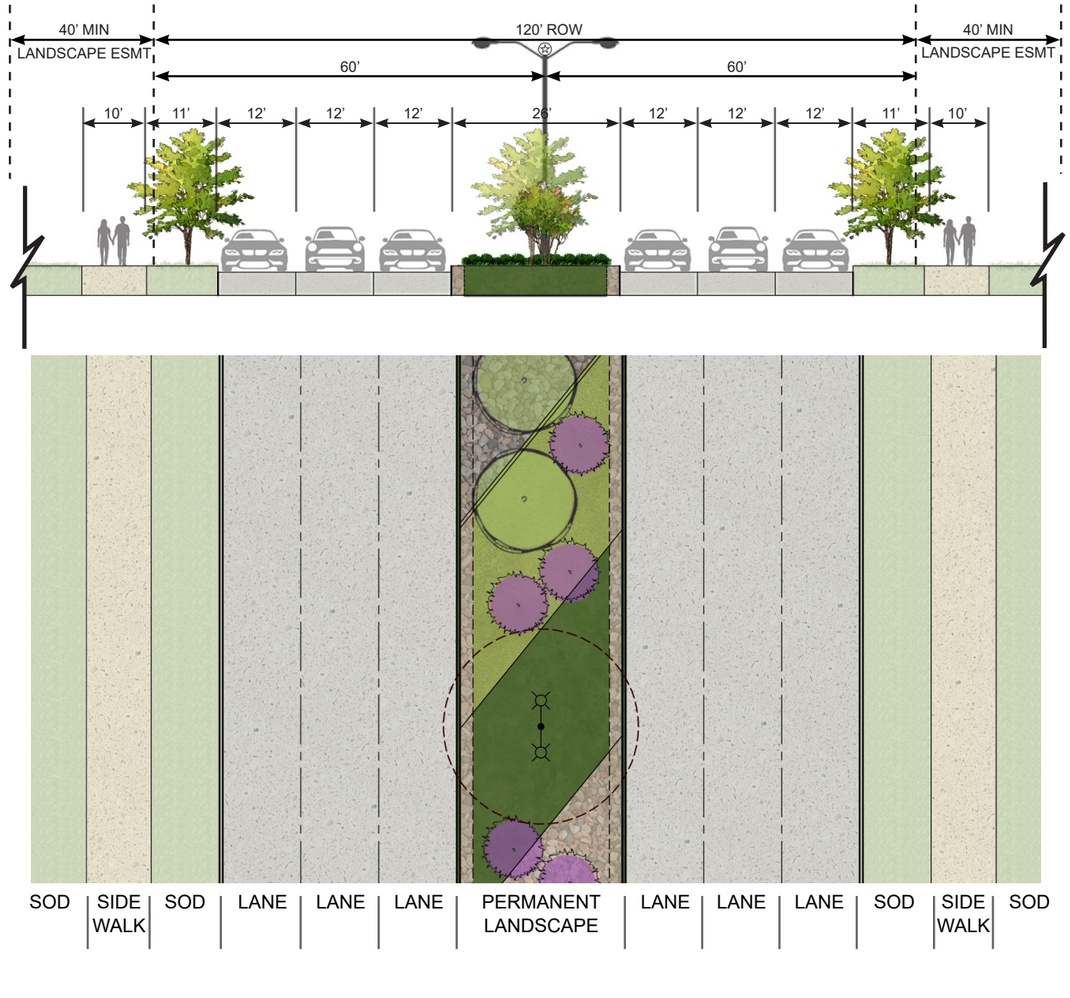
MEDIAN PHASING PROCESS

- Major Thoroughfares (Type P6D) constructed in phases shall use a dual-condition median strategy, distinguishing between ultimate median build-out areas and future roadway expansion areas.
- Permanent landscape improvements (trees, shrubs, irrigation, soils) shall be installed only within ultimate median build-out areas and designed in accordance with all adopted median standards.
  - Landscape calculations for initial median installation shall be based on ultimate median build out.
- Future roadway expansion areas shall receive temporary landscape treatment only, consisting of Bermuda sod with temporary irrigation. Irrigation shall be removed once sod is established.
- Utilities shall be planned and installed based on the ultimate roadway and median configuration.
- City staff may approve alternative phasing or surface treatments where utility conflicts, corridor conditions, safety, constructibility, or long-term roadway certainty warrant deviation.

INITIAL MEDIAN INSTALLATION



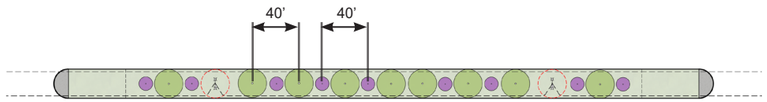
ULTIMATE MEDIAN CONDITION



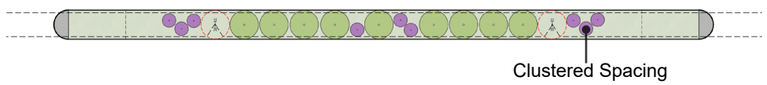
planting palette

Trees & Spacing: Within landscape areas, provide canopy and ornamental trees at an average of 1 each per 40’ O.C., alternating species; clusters and triangular spacing allowed if the overall 40’ average is maintained. No trees in the 50’ nose zone.

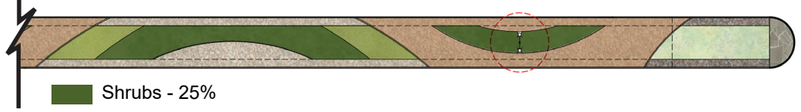
STANDARD SPACING



CLUSTERED SPACING



Ground Plane Massing: Shrubs and ornamental grasses in minimum 8’ wide single-species masses; groundcovers exempt. Ex: Within a 30’ plant bed, there should be a maximum of 3 species used, in double rows



NOT APPROVED PLANTING DESIGN

Water Smart Criteria: All plant species must be drought-tolerant, water-smart, and capable of surviving after establishment with temporary irrigation only.

Nose Zone & Median Limitations: No trees. Foliage <30” at maturity (bloom spikes may exceed); plants must remain rigid and not lean into the roadway. Provide 3’ minimum clear setback along median edges for maintenance safety.

Common Name	Scientific Name	Notes
Canopy Trees		
Cedar Elm	Ulmus crassifolia	Parks Department will maintain every 5 years
Chinquapin Oak	Quercus muehlenbergii	Parks Department will maintain every 5 years
Shumard Oak	Quercus shumardii	Parks Department will maintain every 5 years
Bur Oak	Quercus macrocarpa	Parks Department will maintain every 5 years
Escarpment / Texas Live Oak	Quercus fusiformis	Parks Department will maintain every 5 years
Mexican Sycamore	Platanus mexicana	Parks Department will maintain every 5 years
Bald Cypress	Taxodium distichum	Parks Department will maintain every 5 years
Pond Cypress	Taxodium ascendens Brongn	Parks Department will maintain every 5 years
Princeton Elm	Ulmus americana 'Princeton'	Parks Department will maintain every 5 years
Shantung Maple	Acer truncatum	Parks Department will maintain every 5 years
Ornamental Trees		
Desert Willow	Chilopsis linearis	Parks Department will maintain every 5 years
Crape Myrtle	Lagerstroemia indica	Parks Department will maintain every 5 years
Mexican Buckeye	Ungnadia speciosa	Parks Department will maintain every 5 years
Texas Redbud	Cercis canadensis var. texensis	Parks Department will maintain every 5 years
Yaupon Holly	Ilex vomitoria	Parks Department will maintain every 5 years. Mulitrunk tree form.
Vitex / Chaste Tree	Vitex agnus-castus	Parks Department will maintain every 5 years
Mexican Plum	Prunus mexicana	Parks Department will maintain every 5 years
Lacey Oak	Quercus laceyi	Parks Department will maintain every 5 years
Shrubs / Perennials and Pollinator Friendly		
Texas Sage	Leucophyllum frutescens	
Autumn Sage	Salvia greggii	
Dwarf Yaupon Holly ‘Nana’	Ilex vomitoria 'Nana'	
Juniper species	Juniperus spp.	Low forms
Blackfoot Daisy	Melampodium leucanthum	
Black-Eyed Susan	Rudbeckia hirta	
Coneflower	Echinacea spp.	
Yarrow	Achillea millefolium	
Tickseed	Coreopsis spp.	
Indian Blanket	Gaillardia pulchella	
Gaura	Oenothera lindheimeri	
Zexmenia / Wedelia	Wedelia texana	
Flame Acanthus	Anisacanthus quadrifidus	
Yuccas and Xeric Accents		
Red Yucca	Hesperaloe parviflora	Spiny—place away from curb edges, cross-walks, and maintenance access zones
Soft-Leaf Yucca	Yucca recurvifolia	Spiny—place away from curb edges, cross-walks, and maintenance access zones
‘Color Guard’ Yucca	Yucca filamentosa 'Color Guard'	Spiny—place away from curb edges, cross-walks, and maintenance access zones
Texas Sotol	Dasylirion texanum	Spiny—place away from curb edges, cross-walks, and maintenance access zones
Spineless Prickly Pear	Opuntia cacanapa 'Ellisian'	
Pale Leaf Yucca	Yucca pallida	
Ornamental Grasses		
Gulf Muhly	Muhlenbergia capillaris	
Lindheimer’s Muhly	Muhlenbergia lindheimeri	
Sideoats Grama	Bouteloua curtipendula	
Little Bluestem	Schizachyrium scoparium	
Blue Grama	Bouteloua gracilis	
Mexican Feather Grass	Nassella tenuissima	
Miscanthus "Little Kitten"	Miscanthus sinensis 'Little Kitten'	
Groundcovers		
Texas Frogfruit	Phyla nodiflora	
Silver Ponyfoot	Dichondra argentea	
Berkeley Sedge	Carex divulsa	
Walker's Low catmint	Nepeta × faassenii 'Walker's Low'	
Mexican Feather Grass	Nassella tenuissima	
Liriope	Liriope muscari	

HARDSCAPE GUIDELINES

Aggregate and Hardscape

Minimum 3 foot aggregate buffer along back of curb - Excluded from landscape coverage calculations

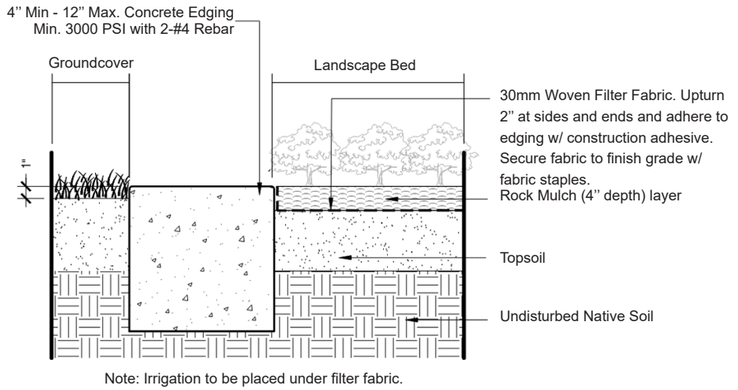
Aggregate swaths:

- Maximum 50 feet without planting interruption, minimum 8 feet in width
  - If shape is not rectangular, the average length is not to exceed 50 feet
- Maximum of three (3) aggregate types per 500 linear feet of median

Concrete edgings:

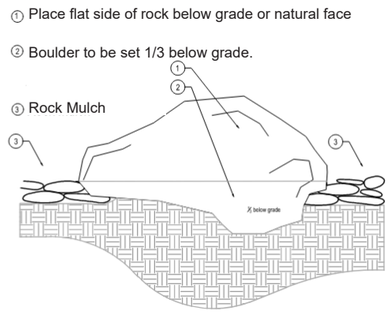
- Minimum 4 inches wide, flush
- Required between ground cover planting and aggregate areas and between differing aggregate types
- Steel edging not permitted in medians, unless used in phased medians as specified

CONCRETE EDGING



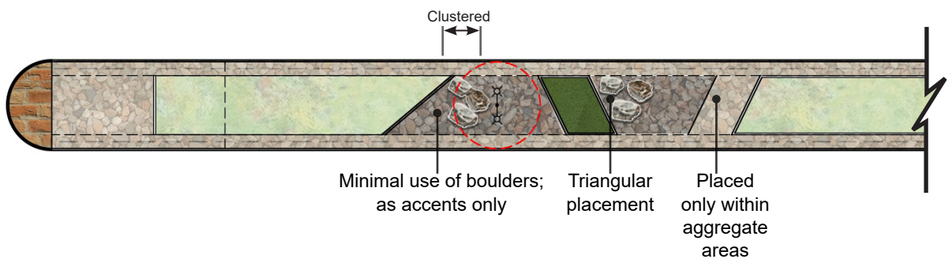
Note: Irrigation to be placed under filter fabric.

BOULDER INSTALLATION

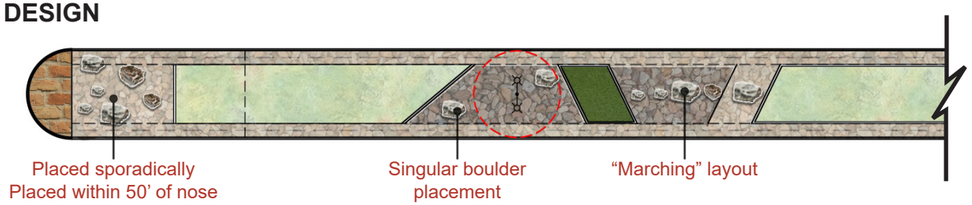


Rock to appear that it has a settled over time into the landscape. Boulders to appear more weathered and angular in appearance, rather than rounded or flat, and shall be free of sharp edges.

APPROVED BOULDER DESIGN



NOT APPROVED BOULDER DESIGN



HARDSCAPE EXAMPLE PALETTE

Small Aggregate Examples (2.5''-3'')

Clearwater Small | Light Toned Mix | Basalt Small

Large Cobbles Examples (3''-6'')

Farmer's Cobble | Gray Tone River Rock

1.2 Boulders Examples (≤ 2' × 3' × 2' overall)

Sandstone | Colorado

1.3 Paving Examples (Nose condition / ≤6' wide)

Brick Pavers | Stamped Concrete | Flagstone

1.4 Concrete Edging Examples (4'' Min. Width)

Standard Gray | Integral Color

Life Connected.

Finance
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Robert Ranc, City Manager
Date: June 9, 2026

Agenda Item:
Consider and act on a Resolution accepting the results of the 2026 Water and Wastewater Rate Study. (Stovall)

Background Information:
The City contracted with Willdan Financial Services to conduct a comprehensive evaluation of the water and wastewater rates. Willdan developed a five-year financial forecast outlining the rates required to fully fund operations and capital improvement projects, which was subsequently presented and discussed during the Work Session at the May 12th City Council Meeting. The resulting 2026 rate study recommends maintaining current rates through 2026, with proposed annual adjustments scheduled each April from 2027 through 2030.

To minimize the impact on ratepayers, the proposal leverages ongoing municipal growth to partially absorb inflationary pressures and assumes annual transfers from the Future Infrastructure Fee fund to cover debt service payments. The study recommends implementing the scheduled adjustments for 2027 and 2028, while proactively conducting an additional rate study prior to enacting the projected 2029 and 2030 increases. This phased approach, combined with periodic rate reviews, ensures that utility revenues and capital improvement plans remain on target while maintaining fiscal accountability.

Legal Review:
Legal has completed their review.

Supporting Documents:
1. Staff Presentation
2. Resolution
3. 2026 Water Wastewater Rate Study Report

Financial Consideration:
The study recomments adjustments in April of each year 2027 through 2030.

Staff Recommendation:
Staff recommends approval.

Water and Wastewater Rate Study
City Council Presentation

June 2026

Revised: 05/22/2026

AGENDA

1. BACKGROUND ON WATER AND WASTEWATER RATES IN CELINA

2. RATE STUDY METHODOLOGY

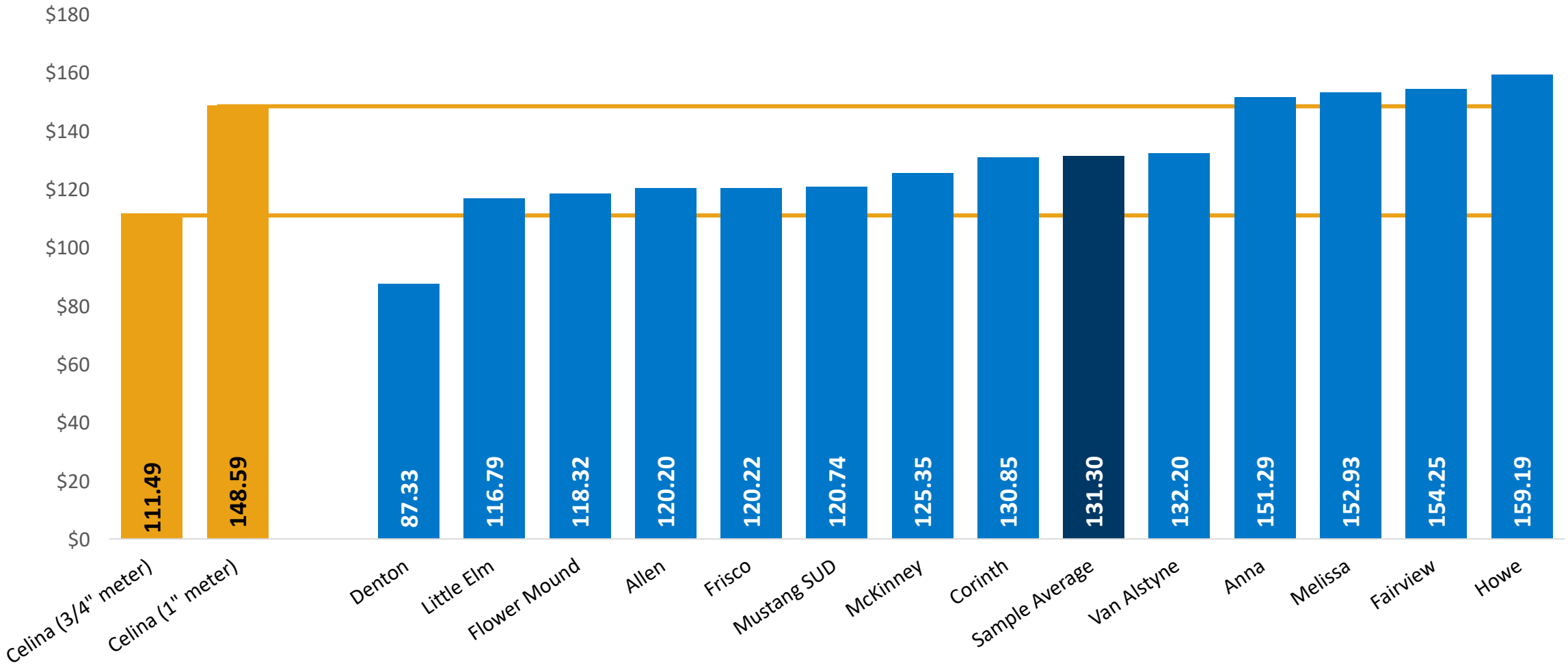
3. CURRENT AND FORECAST COST OF SERVICE

4. RECOMMENDED RATE PLAN

1 | WATER & WASTEWATER RATE BACKGROUND

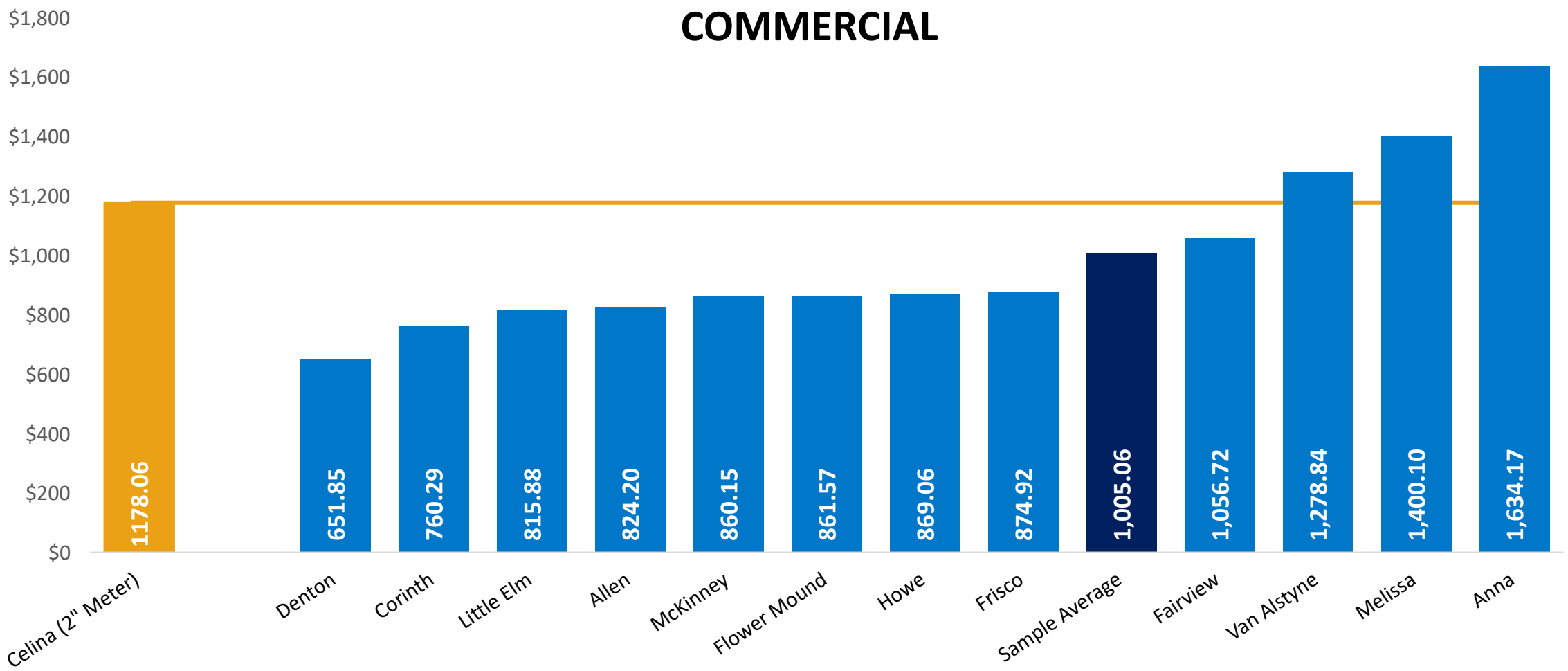
- Current rates went in effect in June 2023
- Utility fund remains financially healthy
- Growth is expected to continue at a strong pace in 2026 – 2030 (added revenue from growth will help to offset inflation pressure and minimize rate adjustments)
- Inflation is driving up utility operating and capital costs
- UTRWD costs will continue to increase annually
- $316.05M in new debt is projected to fund Utility's CIP projects
- Together, these factors are driving the need to implement a new long-term rate plan

1|CURRENT MONTHLY CHARGES FOR 7.5KGAL WATER & 5K GAL WW



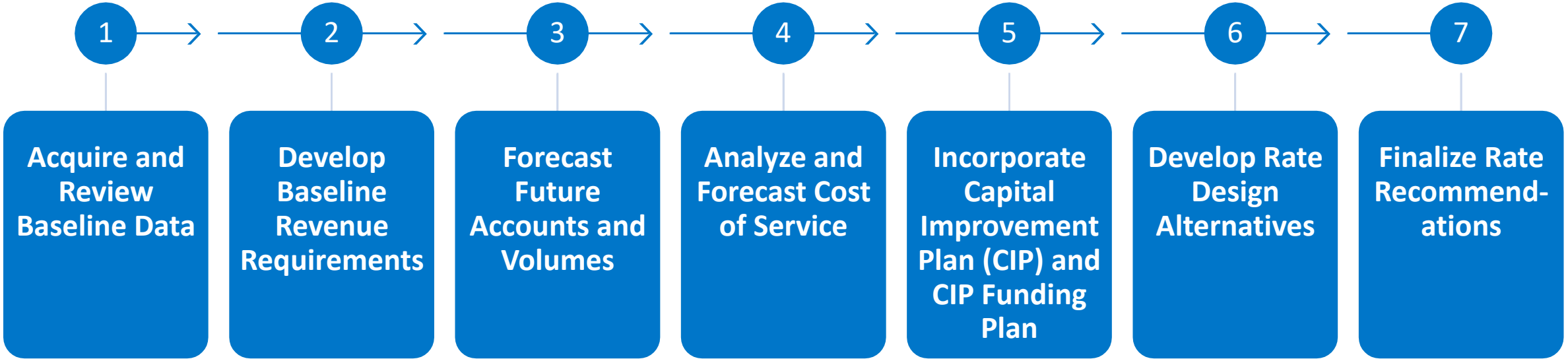
Average residential water use: 7,194 gal. per mo. | Rates comparison as of February 2026

1|CURRENT MONTHLY CHARGES | 50KGAL WATER & WW



Average commercial water use: 44,948 gal. per mo. | Rates as of February 2026

2 | RATE STUDY METHODOLOGY



Our methodology is based on the American Water Works Association (AWWA) M1 Manual "Principles of Water Rates, Fees, and Charges" and has been applied to hundreds of utilities around the world.

The core principle of the methodology is to assist utilities in determining fair, just, and reasonable rates which generate the revenue needed to build, operate, and maintain the utility system.

3 | CURRENT AND FORECAST COST OF SERVICE RATE PLAN KEY ASSUMPTIONS

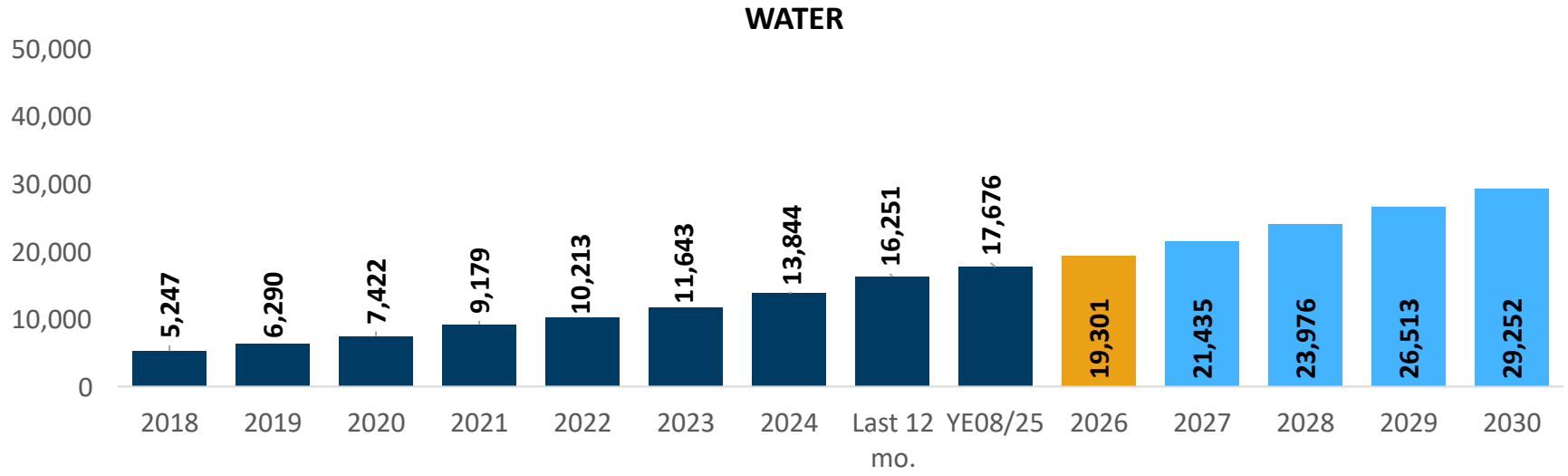
- Most personnel and operating expenses will increase 3% - 4% per year
- Certain expenses will increase with volume and customer growth (electricity, chemicals, health insurance)
- As the system continues to grow, the City will add additional FTEs to Water and Wastewater Operations and Utility Billing over the next 5 years
- Future Infrastructure Fee transfers are used for partial debt service payments
- 2026-2030 identified Water CIP are **$239.4 million** and WW CIP are **$144.8 million**. Total identified CIP: **$384.2 million**
- Willdan estimates that CIP funding will continue in FY2031 – FY2035 at +/- **$65 million** per year
- **$316.1M** in new debt will be issued to fund system improvements + **$57.9M** will be funded through impact fees and capital fees recovery funds **+ $10.2M** reimbursement from TX DOT

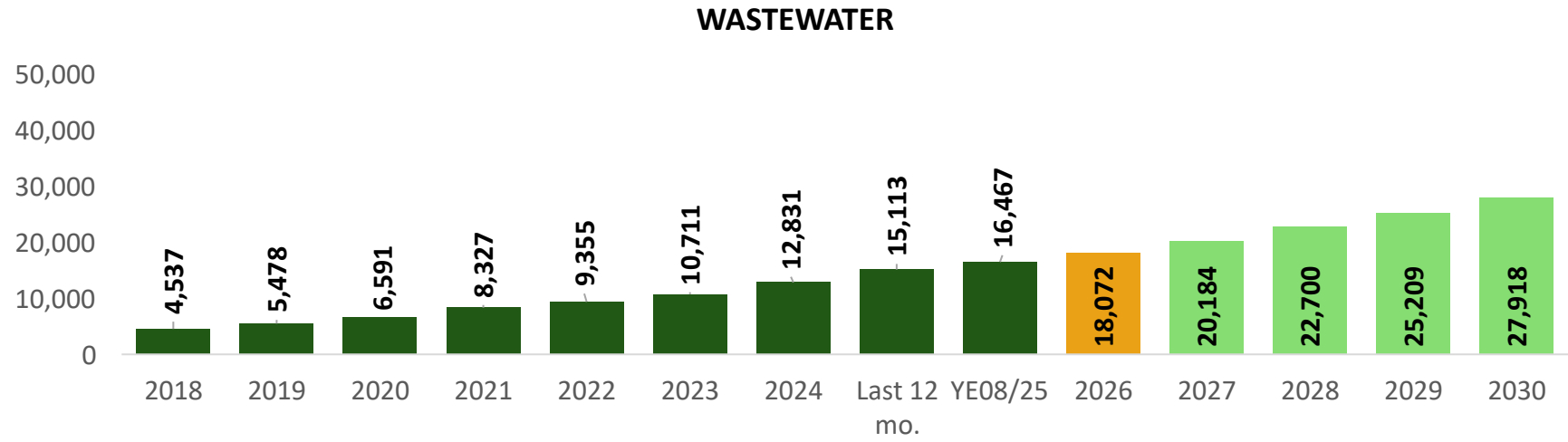
3|WATER & WASTEWATER CIP

CAPITAL IMPROVEMENT PLAN 2026 - 2030		
WATER PROJECTS		
12-INCH WATER LINE ALONG DALLAS NORTH TOLLWAY	$	2,700,000
18-INCH WATER LINE ON DOE BRANCH BOULEVARD		500,000
24-INCH WATER LINE ON GA MOORE PARKWAY FROM COIT TO CUSTER		5,692,940
24-INCH WATER LINE ON J FRED SMITH PARKWAY FROM PRESTON TO COIT		4,207,060
3.0 MGD LPP ELEVATED STORAGE TANK (UPTOWN)		17,400,000
36-INCH WATER LINE COIT ROAD (GLENDENNING TO SUNSET)		5,400,000
54-INCH WATER LINE ON DALLAS PKWY FROM CELINA PUMP STATION		11,350,000
54-INCH WATER LINE ON GLENDENNING PKWY FROM CELINA PUMP STATION		15,900,000
CCN ACQUISITION FROM MARILEE ROAD		8,000,000
CELINA ROAD & SE PUMP STATION WELLS		18,150,000
CELINA ROAD GROUND STORAGE TANK #2		16,000,000
CELINA ROAD PUMP STATION FROM 25 MGD TO 35 MGD		56,100,000
CHOATE PARKWAY - KINSHIP TO ROSELAND		1,254,000
DECOMMISSIONING OF DOWNTOWN PUMP STATION		1,000,000
DOWNTOWN WATER IMPROVEMENTS		4,000,000
FRONTIER PARKWAY WATER LINE - PRESTON HILLS CIRCLE TO COIT		3,016,125
HILLSIDE VILLAGE WATER UPSIZE		106,280
RAINWATER OVERSIZE		350,000
RAMBLE WATER OVERSIZE		6,000,000
RELOCATION OF 12" AND 36" WATERLINE ALONG FM 428		10,200,000
SE PUMP STATION & GROUND STORAGE TANK		36,000,000
GLENDENNING TRANSMISSION LINE		16,000,000
WATER CONSERVATION ORDINANCE REVIEW		75,000
Total Water Projects	**$**	**239,401,405**

CAPITAL IMPROVEMENT PLAN 2026 - 2030		
WASTEWATER PROJECTS		
DOWNTOWN WWTP PHASE II	$	50,800,000
LEGACY HILLS WASTEWATER TREATMENT PLANT		40,000,000
BUSINESS 289 GRAVITY SEWER UPGRADES		1,100,000
CAMBRIDGE CROSSING		322,000
CELINA NORTH OUTFALL GRAVITY SEWER UPGRADES		640,000
DOWNTOWN SEWER IMPROVEMENTS		4,000,000
DOWNTOWN SEWER UPGRADES - PERMANENT CITY HALL		4,000,000
FRONTIER LIFT STATION & FORCE MAIN UPGRADES		4,500,000
PARALLEL DOE BRANCH INTERCEPTOR - PARVIN TO LEGACY		22,500,000
PARALLEL DOE BRANCH INTERCEPTOR - LEGACY TO DALLAS PARKWAY		2,000,000
PARKS AT WILSON CREEK		4,000,000
PARKSIDE LIFT STATION IMPROVEMENTS		1,000,000
RAMBLE SEWER OVERSIZE		6,325,000
SERENADE MUD SEWER UPSIZE		2,026,562
UTILITY OVERSIZING		1,570,000
Total Wastewater Projects	**$**	**144,783,562**
Total Water and Wastewater Projects	**$**	**384,184,967**

3|FORECAST ACCOUNTS | WATER AND WASTEWATER

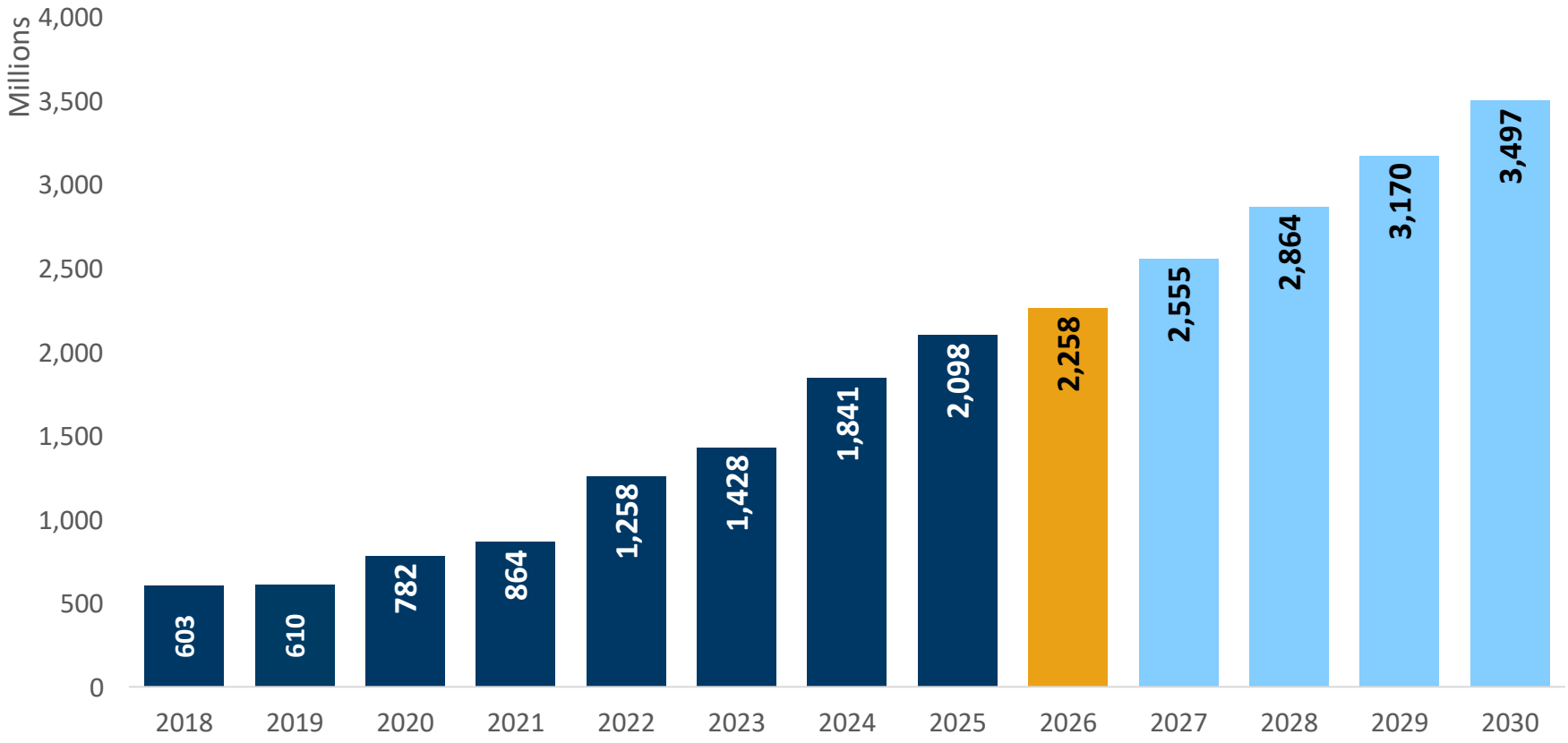




Project team estimates that on average 2,454 new water and 2,420 new wastewater accounts will be added each year to the system over the next decade.

This represents an average annual account growth of 9.1% for water and 9.4% for wastewater

3|FORECAST BILLED VOLUME| WATER



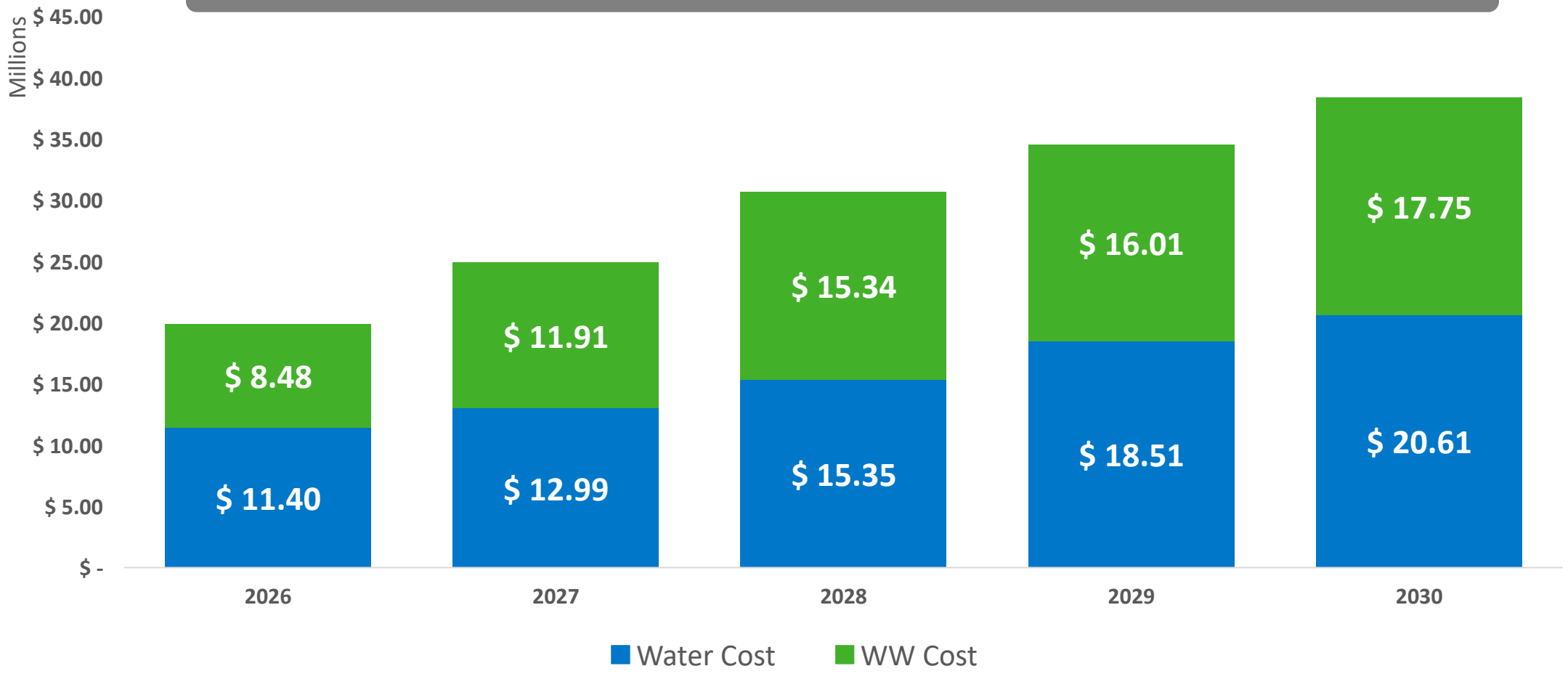
The project team forecasts that water consumption will increase at an average annual rate of 9.5%.

Volume forecast is adjusted for unrealized water sales due to conservation

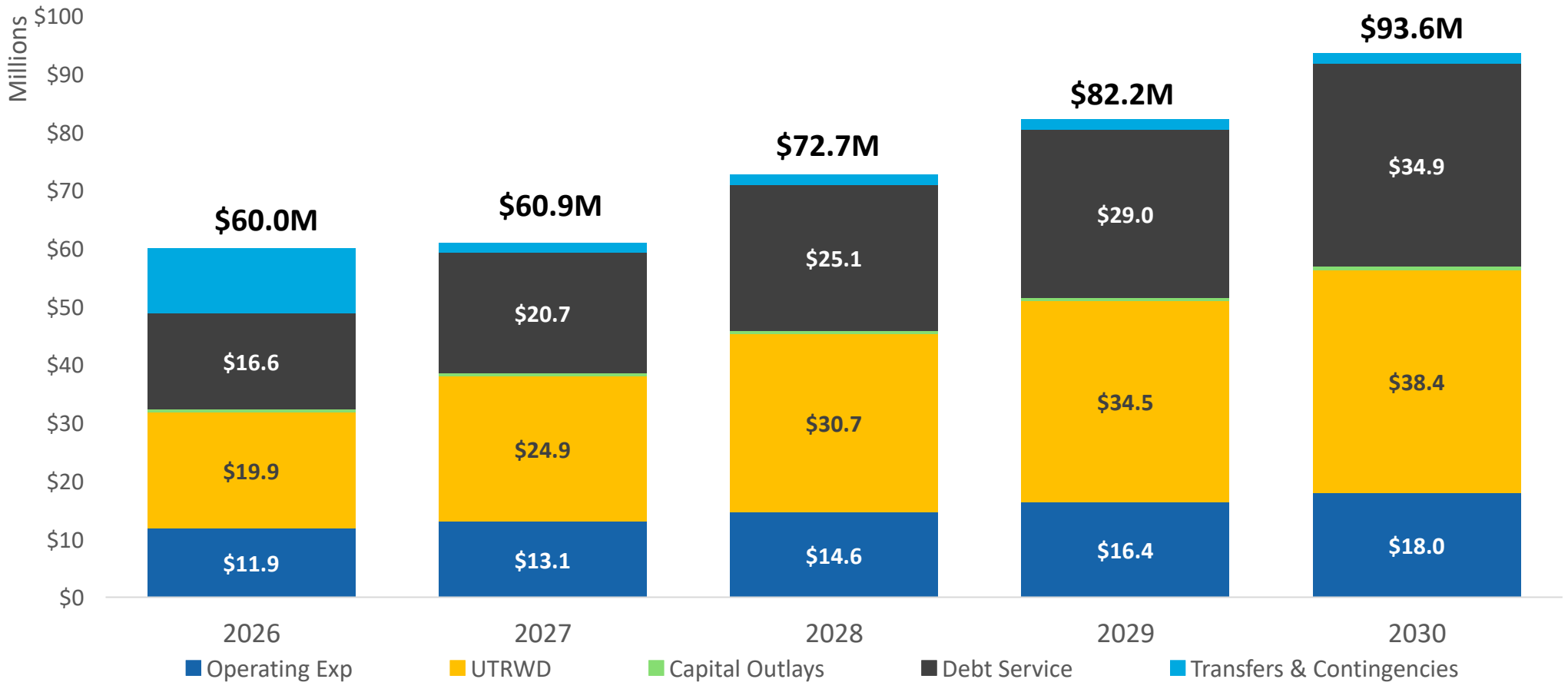
Water usage varies considerably with weather patterns; the model is based on the overall trend. Annual results may vary significantly.

3 | UPPER TRINITY WATER AND WW CITY COST FORECAST

Water Annual average cost increase for water = 15.6%
Annual average cost increase for WW (assuming Option B debt for Doe Branch Main Trunk) = 14.1%
Combined annual average cost increase = 15.0%



3 | FORECAST COST OF SERVICE FOR CITY



5-year average annual COS increase rate = 11.7% per year

4|RECOMMENDED RATE PLAN OVERVIEW

Recommended rate adjustments for the next 5 years:

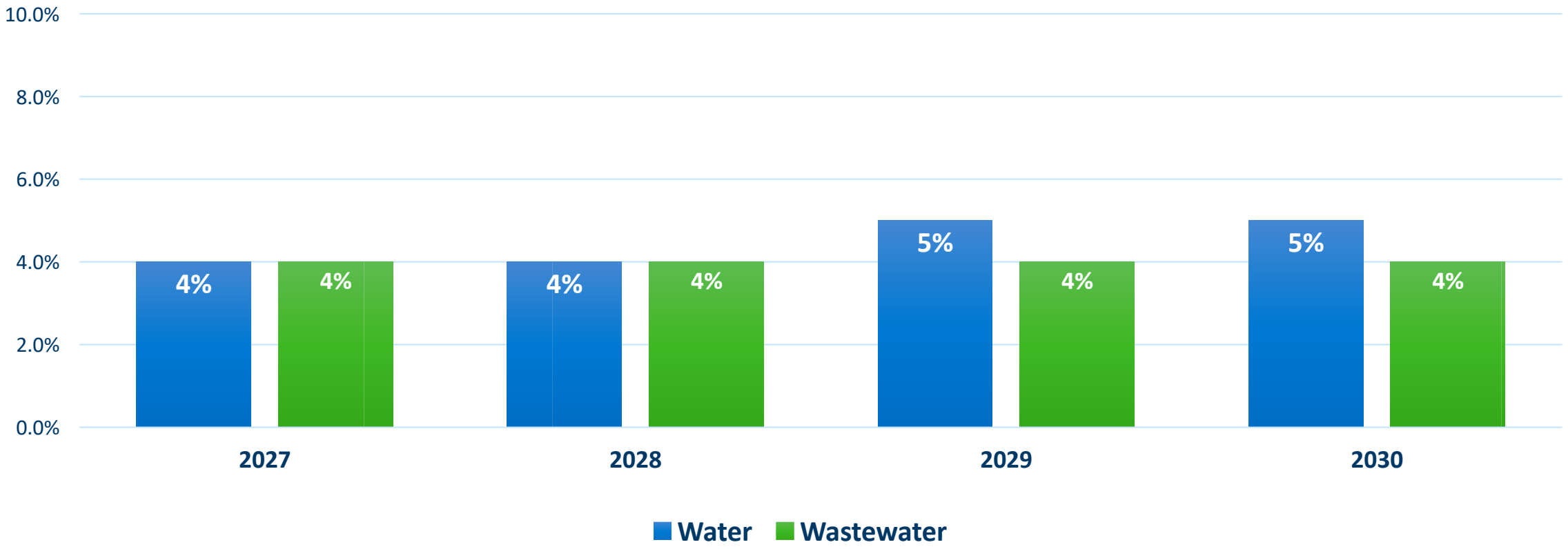
- No rate adjustment in 2026.
- The plan identifies the necessity of rate adjustments in April of each year 2027-2030.
- Staff recommends implement rate adjustments in 2027 and 2028 and plan an additional study within two-years to review material assumptions prior to implementing rate changes recommended in 2029 and 2030.
- No change in fundamental water and wastewater rate structure, except re-balancing commercial sewer volume rate per 1,000 gal
- The proposal assumes annual transfers from the Future Infrastructure Fee fund for debt service payments helping to minimize rate adjustments

Rate scenarios are designed to support various levels of bond issues and different debt structures

Growth is continuing to partially absorb inflationary pressures on the system helping to minimize impact on ratepayers

It's recommended to review rates periodically making sure that revenues and CIP remain on target

4|RECOMMENDED RATE ADJUSTMENTS (APRIL OF EACH YEAR)



4|RECOMMENDED RATE PLAN | WATER

The rate plan fully funds all aspects of the water utility based on the existing market conditions and assumptions.

Rate Plan will also enable the City to provide $316.05M in aggregate funding for its capital improvements.

Outside city rates are 50% higher than inside city rates

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

			Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
1	MONTHLY RATES AND CHARGES | WATER							
WI1	Residential Inside							
	Monthly Minimum Charge							
	3/4"		$ 24.56	$ 24.56	$ 25.54	$ 26.56	$ 27.89	$ 29.29
	1"		41.30	41.30	42.95	44.67	46.90	49.25
	1 1/2"		82.61	82.61	85.91	89.35	93.82	98.51
	2"		132.18	132.18	137.47	142.97	150.11	157.62
	Volume Rate/1,000 Gal							
2,001	10,000		$ 5.37	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40
10,001	20,000		8.13	8.13	8.46	8.79	9.23	9.69
20,001	30,000		9.57	9.57	9.95	10.35	10.87	11.41
30,001	Above		13.81	13.81	14.36	14.94	15.68	16.47
WI2	Commercial Inside							
	Monthly Minimum Charge							
	3/4"		$ 29.50	$ 29.50	$ 30.68	$ 31.91	$ 33.50	$ 35.18
	1"		51.63	51.63	53.70	55.84	58.64	61.57
	1 1/2"		103.27	103.27	107.40	111.70	117.28	123.15
	2"		165.22	165.22	171.83	178.70	187.64	197.02
	3"		247.83	247.83	257.74	268.05	281.46	295.53
	4"		413.05	413.05	429.57	446.75	469.09	492.55
	6"		843.13	843.13	876.86	911.93	957.53	1,005.40
	8"		1,636.58	1,636.58	1,702.04	1,770.12	1,858.63	1,951.56
	Volume Rate/1,000 Gal							
2,001	10,000		$ 5.37	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40
10,001	20,000		8.13	8.13	8.46	8.79	9.23	9.69
20,001	30,000		9.57	9.57	9.95	10.35	10.87	11.41
30,001	Above		13.81	13.81	14.36	14.94	15.68	16.47

4|RECOMMENDED RATE PLAN | WASTEWATER

The rate plan fully funds all aspects of the water utility based on the existing market conditions and assumptions.

Rate Plan will also enable the City to provide $316.05M in aggregate funding for its capital improvements.

Outside city rates are 50% higher than inside city rates

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

2 MONTHLY RATES AND CHARGES | WASTEWATER

			Current	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
WWI1	**Residential Inside**							
	Monthly Minimum Charge							
		3/4"	**$ 25.54**	$ 25.54	$ 26.56	$ 27.62	$ 28.73	$ 29.88
		1"	**45.90**	45.90	47.74	49.65	51.63	53.70
		1 1/2"	**85.66**	85.66	89.09	92.65	96.36	100.21
		2"	**146.85**	146.85	152.72	158.83	165.19	171.79
	Volume Rate/1,000 Gal							
	-	5,000	**$ 6.37**	$ 6.37	$ 6.62	$ 6.89	$ 7.17	$ 7.45
	5,001	Above	**7.88**	7.88	8.20	8.52	8.86	9.22
WWI2	**Commercial Inside**							
	Monthly Minimum Charge							
		3/4"	**$ 30.59**	$ 30.59	$ 31.81	$ 33.09	$ 34.41	$ 35.79
		1"	**57.37**	57.37	59.66	62.05	64.53	67.11
		1 1/2"	**107.08**	107.08	111.36	115.82	120.45	125.27
		2"	**183.56**	183.56	190.90	198.54	206.48	214.74
		3"	**256.96**	256.96	267.24	277.93	289.05	300.61
		4"	**458.90**	458.90	477.26	496.35	516.20	536.85
		6"	**917.80**	917.80	954.51	992.69	1,032.40	1,073.70
		8"	**1,835.60**	1,835.60	1,909.02	1,985.38	2,064.80	2,147.39
	Volume Rate/1,000 Gal							
	2,001	Above	**$ 6.94**	$ 6.94	$ 7.47	$ 8.02	$ 8.59	$ 9.22

4|IMPACT ON MONTHLY BILLS

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

5 RESIDENTIAL MONTHTLY CHARGES | WATER AND WASTEWATER COMBINED

	Current	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
5kGal Water & 5kGal WW | 1" Meter						
Total	**$ 135.16**	$ 135.16	$ 140.57	$ 146.19	$ 152.66	$ 159.42
Dollar Inc		$ -	$ 5.41	$ 5.62	$ 6.47	$ 6.76
Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.4%*	*4.4%*
10kgal Water & 10kGal WW | 1" Meter						
Total	**$ 201.41**	$ 201.41	$ 209.47	$ 217.85	$ 227.47	$ 237.53
Dollar Inc		$ -	$ 8.06	$ 8.38	$ 9.63	$ 10.06
Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.4%*	*4.4%*

6 COMMERCIAL MONTHLY CHARGES | WATER AND WASTEWATER COMBINED

	Current	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
30kGal Water & 30kGal WW | 1 1/2" Meter						
Total -	**$ 624.63**	$ 624.63	$ 656.62	$ 689.88	$ 727.97	$ 768.83
Dollar Inc		$ -	$ 31.99	$ 33.26	$ 38.09	$ 40.86
Percent Inc		*0.0%*	*5.1%*	*5.1%*	*5.5%*	*5.6%*
60kGal Water & 60kGal WW | 1 1/2" Meter						
Total -	**$ 1,247.13**	$ 1,247.13	$ 1,311.52	$ 1,378.48	$ 1,456.09	$ 1,539.42
Dollar Inc		$ -	$ 64.39	$ 66.96	$ 77.62	$ 83.33
Percent Inc		*0.0%*	*5.2%*	*5.1%*	*5.6%*	*5.7%*

Note: Figures shown are rounded, which may result in slight variances for totals as shown.

WILLDAN

QUESTIONS & DISCUSSION

Disclosure

Willdan Financial Services (“Willdan”) is registered as a "municipal advisor" pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the United States Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB"). The MSRB has made available on its website (www.msrb.org) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority. As part of its SEC registration Willdan is required to disclose to the SEC information regarding criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving Willdan. Pursuant to MSRB Rule G-42, Willdan is required to disclose any legal or disciplinary event that is material to Client's evaluation of Willdan or the integrity of its management or advisory personnel. Willdan has determined that no such event exists. Copies of Willdan’s filings with the United States Securities and Exchange Commission can currently be found by accessing the SEC's EDGAR system Company Search Page which is currently available at: https://www.sec.gov/edgar/searchedgar/companysearch.html and searching for either Willdan Financial Services or for our CIK number which is 0001782739.

For the avoidance of doubt and without limiting the foregoing, in connection with any revenue projections, cash-flow analyses, feasibility studies and/or other analyses Willdan may provide the municipality with respect to financial, economic or other matters relating to a prospective, new or existing issuance of municipal securities of the municipality, (A) any such projections, studies and analyses shall be based upon assumptions, opinions or views (including, without limitation, any assumptions related to revenue growth) established by the municipality, in conjunction with such of its municipal, financial, legal and other advisers as it deems appropriate; and (B) under no circumstances shall Willdan be asked to provide, nor shall it provide, any advice or recommendations or subjective assumptions, opinions or views with respect to the actual or proposed structure, terms, timing, pricing or other similar matters with respect to any municipal financial products or municipal securities issuances, unless formally engaged to provide such information.

RESOLUTION NO. 2026- R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ACCEPTING THE RESULTS OF THE 2026 WATER AND WASTEWATER RATE STUDY.

WHEREAS, the City of Celina, Texas (the "City") is a home rule municipality created in accordance with the provisions of the Texas Constitution, the Texas Local Government Code and is operating pursuant to enabling legislation of the State of Texas; and

WHEREAS, the City operates a water and wastewater utility; and

WHEREAS, the City last conducted a water and wastewater study in 2024 calling for another study to be done every three years for adjustments and cost assessment; and

WHEREAS, the City commissioned Willdan Financial Services, an independent public finance consultant, to prepare a new water and wastewater rate study; and

WHEREAS, the water and wastewater study performed by Willdan Financial Services was presented to the City Council on May 12, 2026, a copy of which is attached hereto as **Exhibit A** and for all purposes incorporated herein; and

WHEREAS, the 2026 Water and Wastewater Rate Study recommends rate changes in 2027 and 2028; and

WHEREAS, City Council now affirms city staff's recommendation of conducting another rate study prior to implementing a forecast rate increase in January 2029; and

WHEREAS, the City Council has determined accepting the recommended water and wastewater rates for 2027 and 2028 and conducting a water and wastewater rate study prior to any forecast water and wastewater rate increase in January 2029 will ensure that water rates will cover the cost of water and wastewater services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Celina, Texas:

SECTION 1: That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2: That the City Council accepts the 2026 Water and Wastewater Rate Study, a copy of which is attached hereto as Exhibit A and for all purposes incorporated herein.

SECTION 3: That, after due deliberations, the City Council has concluded that the adoption of this Resolution is in the best interest of the City and of the public health, safety, and welfare.

SECTION 4: That this Resolution shall take effect immediately upon its passage and execution.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 9th day of June 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

EXHIBIT A

CITY OF CELINA
TEXAS

2026 Water and Wastewater Rate Study

WILLDAN

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Acknowledgements & Disclosures

During this rate study, several City of Celina officials and employees expended considerable time and effort in assisting the project team. These include the Mayor Tubbs and the City Council, City Manager Robert Ranc, Assistant City Manager Karla Stovall, Assistant City Manager Kim Brawner, P.E., Finance Director Robin Bromiley, Budget Manager Daniel Galizia, and Public Works Director Andrew Figueroa. The project team owes a debt of gratitude to the hard work, dedication, and professionalism of these individuals, without whom this project would not have been successfully completed.

The project team has relied upon the extensive data supplied by the City of Celina. Thus, the integrity of the study is largely dependent upon the accuracy of this financial and customer data. The project team has made every effort to validate and confirm the information contained herein prior to the preparation of the final study documents; however, we cannot guarantee the reliability of data supplied to us by the City. This report presents no assurance or guarantee that the forecasts contained herein will be consistent with actual results or performances. These results represent forecasts based on a series of assumptions about future behavior and are not guarantees. Any changes in assumptions or actual events may result in significant revisions to the forecast and its conclusions. The cash flow projections and debt service coverage calculations are not intended to present overall financial positions, results of operations, and/or cash flows for the periods indicated, which is in conformity with guidelines for presentation of a forecast established by the American Institute of Certified Public Accountants.

Willdan Financial Services (“Willdan”) is registered as a "municipal advisor" pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the United States Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB"). The MSRB has made available on its website (www.msrb.org) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority. As part of its SEC registration Willdan is required to disclose to the SEC information regarding criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving Willdan. Pursuant to MSRB Rule G-42, Willdan is required to disclose any legal or disciplinary event that is material to Client's evaluation of Willdan or the integrity of its management or advisory personnel. Willdan has determined that no such event exists. Copies of Willdan’s filings with the United States Securities and Exchange Commission can currently be found by accessing the SEC's EDGAR system Company Search Page which is currently available at: https://www.sec.gov/edgar/searchedgar/companysearch.html and searching for either Willdan Financial Services or for our CIK number which is 0001782739.

For the avoidance of doubt and without limiting the foregoing, in connection with any revenue projections, cash-flow analyses, feasibility studies and/or other analyses Willdan may provide the municipality with respect to financial, economic or other matters relating to a prospective, new or existing issuance of municipal securities of the municipality, (A) any such projections, studies and analyses shall be based upon assumptions, opinions or views (including, without limitation, any assumptions related to revenue growth) established by the municipality, in conjunction with

such of its municipal, financial, legal and other advisers as it deems appropriate; and (B) under no circumstances shall Willdan be asked to provide, nor shall it provide, any advice or recommendations or subjective assumptions, opinions or views with respect to the actual or proposed structure, terms, timing, pricing or other similar matters with respect to any municipal financial products or municipal securities issuances, unless formally engaged to provide such information.

Executive Summary

Background

In 2025, the City of Celina, Texas (the "City") engaged **Willdan Financial Services** to conduct a water and wastewater rate study and long-term financial plan. The City was interested in developing a comprehensive rate plan for 2026 and beyond. The objective of this study is to develop a long-term rate plan that enables the City to recover sufficient funds to meet operating expenses, capital outlays, debt service, and coverage requirements, while minimizing the impact of adjustments on ratepayers.

The City identified numerous objectives for this study, including but not limited to the following:

- A comprehensive analysis and evaluation of the water and wastewater systems' current cost of service and revenue requirements.
- A forecast of operating expenses over the next ten years, considering such factors as inflation, system growth, and increases in staffing levels.
- A review and analysis of the impact of forecast cost increases from Upper Trinity Regional Water District ("UTRWD"), the City's primary water and wastewater wholesale service provider, on the City's retail rates.
- A thorough review of the water and wastewater systems' known capital improvement needs and impact of those needs on the financial status of the utility.
- An estimate of current and forecast accounts, volumes, and billing units for the forecast period. This estimate includes an analysis of the rapid growth the system is expected to experience in the coming years.
- An analysis of a multi-year water and wastewater rate plan that will achieve the City's objectives while ensuring that the cost of service is fully recovered.
- A detailed analysis and comparison of the City's current and proposed rates to rates in other surrounding communities.

Water and Wastewater Rate Plan

Figures 1 and **2** present a summary of the water and wastewater rate plan proposed for Residential and Commercial customers for the City of Celina, respectively. The following is notable about this rate proposal:

- The project team recommends no changes to water and wastewater rates during FY2026.
- The project team forecasts that annual rate increases will be required beginning in April 2027. If adopted, this will be the first change to rates since June 2023.
- The fundamental water and wastewater rate structures will remain unchanged; except for a rebalancing of the commercial wastewater volume rate which is designed to better reflect the commercial wastewater cost of service.
- With the commercial wastewater volume rate exception, all other proposed adjustments will be applied uniformly on a percentage basis to both base charges and volumetric rates.
- The proposal assumes annual transfers from the Future Infrastructure Fee Fund to support debt service payments, thereby helping to moderate the magnitude of rate increases.

Figure 3 presents the impact on monthly charges for residential and commercial water and wastewater monthly charges of the rate proposal.

Figure 1

CITY OF CELINA
WATER/WASTEWATER COST OF SERVICE MODEL

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

			Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
1	**MONTHLY RATES AND CHARGES | WATER**							
WI1	**Residential Inside**							
	Monthly Minimum Charge							
		3/4"	$ 24.56	$ 24.56	$ 25.54	$ 26.56	$ 27.89	$ 29.29
		1"	41.30	41.30	42.95	44.67	46.90	49.25
		1 1/2"	82.61	82.61	85.91	89.35	93.82	98.51
		2"	132.18	132.18	137.47	142.97	150.11	157.62
	Volume Rate/1,000 Gal							
	2,001	10,000	$ 5.37	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40
	10,001	20,000	8.13	8.13	8.46	8.79	9.23	9.69
	20,001	30,000	9.57	9.57	9.95	10.35	10.87	11.41
	30,001	Above	13.81	13.81	14.36	14.94	15.68	16.47
WO1	**Residential Outside**							
	Monthly Minimum Charge							
		3/4"	$ 36.84	$ 36.84	$ 38.31	$ 39.85	$ 41.84	$ 43.93
		1"	61.95	61.95	64.43	67.01	70.36	73.87
		1 1/2"	123.92	123.92	128.88	134.03	140.73	147.77
		2"	198.27	198.27	206.20	214.45	225.17	236.43
	Volume Rate/1,000 Gal							
	2,001	10,000	$ 8.05	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60
	10,001	20,000	12.19	12.19	12.68	13.18	13.84	14.54
	20,001	30,000	14.35	14.35	14.92	15.52	16.30	17.11
	30,001	Above	20.72	20.72	21.55	22.41	23.53	24.71
WI2	**Commercial Inside**							
	Monthly Minimum Charge							
		3/4"	$ 29.50	$ 29.50	$ 30.68	$ 31.91	$ 33.50	$ 35.18
		1"	51.63	51.63	53.70	55.84	58.64	61.57
		1 1/2"	103.27	103.27	107.40	111.70	117.28	123.15
		2"	165.22	165.22	171.83	178.70	187.64	197.02
		3"	247.83	247.83	257.74	268.05	281.46	295.53
		4"	413.05	413.05	429.57	446.75	469.09	492.55
		6"	843.13	843.13	876.86	911.93	957.53	1,005.40
		8"	1,636.58	1,636.58	1,702.04	1,770.12	1,858.63	1,951.56
	Volume Rate/1,000 Gal							
	2,001	10,000	$ 5.37	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40
	10,001	20,000	8.13	8.13	8.46	8.79	9.23	9.69
	20,001	30,000	9.57	9.57	9.95	10.35	10.87	11.41
	30,001	Above	13.81	13.81	14.36	14.94	15.68	16.47
WO2	**Commercial Outside**							
	Monthly Minimum Charge							
		3/4"	$ 44.25	$ 44.25	$ 46.02	$ 47.86	$ 50.25	$ 52.77
		1"	77.45	77.45	80.55	83.77	87.96	92.36
		1 1/2"	154.90	154.90	161.10	167.54	175.92	184.71
		2"	247.84	247.84	257.75	268.06	281.47	295.54
		3"	371.74	371.74	386.61	402.07	422.18	443.29
		4"	619.58	619.58	644.36	670.14	703.64	738.83
		6"	-	-	1,315.28	1,367.89	1,436.29	1,508.10
		8"	-	-	2,553.06	2,655.19	2,787.95	2,927.34
	Volume Rate/1,000 Gal							
	2,001	10,000	$ 8.05	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60
	10,001	20,000	12.19	12.19	12.68	13.18	13.84	14.54
	20,001	30,000	14.35	14.35	14.92	15.52	16.30	17.11
	30,001	Above	20.72	20.72	21.55	22.41	23.53	24.71

Figure 2

CITY OF CELINA
WATER/WASTEWATER COST OF SERVICE MODEL

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

2 MONTHLY RATES AND CHARGES | WASTEWATER

			Current	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
WWI1	**Residential Inside**							
	Monthly Minimum Charge							
		3/4"	$ **25.54**	$ 25.54	$ 26.56	$ 27.62	$ 28.73	$ 29.88
		1"	**45.90**	45.90	47.74	49.65	51.63	53.70
		1 1/2"	**85.66**	85.66	89.09	92.65	96.36	100.21
		2"	**146.85**	146.85	152.72	158.83	165.19	171.79
	Volume Rate/1,000 Gal							
	-	5,000	$ **6.37**	$ 6.37	$ 6.62	$ 6.89	$ 7.17	$ 7.45
	5,001	Above	**7.88**	7.88	8.20	8.52	8.86	9.22
WWO1	**Residential Outside**							
	Monthly Minimum Charge							
		3/4"	$ **38.32**	$ 38.32	$ 39.85	$ 41.45	$ 43.10	$ 44.83
		1"	**68.84**	68.84	71.59	74.46	77.44	80.53
		1 1/2"	**128.49**	128.49	133.63	138.97	144.53	150.32
		2"	**220.27**	220.27	229.08	238.24	247.77	257.68
	Volume Rate/1,000 Gal							
	-	5,000	$ **9.55**	$ 9.55	$ 9.93	$ 10.33	$ 10.74	$ 11.17
	5,001	Above	**11.82**	11.82	12.29	12.78	13.30	13.83
WWI2	**Commercial Inside**							
	Monthly Minimum Charge							
		3/4"	$ **30.59**	$ 30.59	$ 31.81	$ 33.09	$ 34.41	$ 35.79
		1"	**57.37**	57.37	59.66	62.05	64.53	67.11
		1 1/2"	**107.08**	107.08	111.36	115.82	120.45	125.27
		2"	**183.56**	183.56	190.90	198.54	206.48	214.74
		3"	**256.96**	256.96	267.24	277.93	289.05	300.61
		4"	**458.90**	458.90	477.26	496.35	516.20	536.85
		6"	**917.80**	917.80	954.51	992.69	1,032.40	1,073.70
		8"	**1,835.60**	1,835.60	1,909.02	1,985.38	2,064.80	2,147.39
	Volume Rate/1,000 Gal							
	2,001	Above	$ **6.94**	$ 6.94	$ 7.47	$ 8.02	$ 8.59	$ 9.22
WWO2	**Commercial Outside**							
	Monthly Minimum Charge							
		3/4"	$ **45.89**	$ 45.89	$ 47.73	$ 49.63	$ 51.62	$ 53.68
		1"	**86.06**	86.06	89.50	93.08	96.81	100.68
		1 1/2"	**160.63**	160.63	167.06	173.74	180.69	187.91
		2"	**275.34**	275.34	286.35	297.81	309.72	322.11
		3"	**-**	-	400.86	416.89	433.57	450.91
		4"	**688.36**	688.36	715.89	744.53	774.31	805.28
		6"	**-**	-	1,431.77	1,489.04	1,548.60	1,610.54
		8"	**-**	-	2,863.54	2,978.08	3,097.20	3,221.09
	Volume Rate/1,000 Gal							
	2,001	Above	$ **10.41**	$ 10.41	$ 11.20	$ 12.02	$ 12.88	$ 13.83

Figure 3

		Current	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
5	**RESIDENTIAL MONTHTLY CHARGES | WATER AND WASTEWATER COMBINED**						
	5kGal Water & 5kGal WW | 1" Meter						
	Total	**$ 135.16**	$ 135.16	$ 140.57	$ 146.19	$ 152.66	$ 159.42
	Dollar Inc		$ -	$ 5.41	$ 5.62	$ 6.47	$ 6.76
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.4%*	*4.4%*
	10kgal Water & 10kGal WW | 1" Meter						
	Total	**$ 201.41**	$ 201.41	$ 209.47	$ 217.85	$ 227.47	$ 237.53
	Dollar Inc		$ -	$ 8.06	$ 8.38	$ 9.63	$ 10.06
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.4%*	*4.4%*
	20kGal Water & 12kGal WW I 1" Meter						
	Total	**$ 298.47**	$ 298.47	$ 310.41	$ 322.83	$ 337.53	$ 352.91
	Dollar Inc		$ -	$ 11.94	$ 12.42	$ 14.70	$ 15.38
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.6%*	*4.6%*
	30kGal Water & 12kGal WW | 1" Meter						
	Total	**$ 394.17**	$ 394.17	$ 409.94	$ 426.33	$ 446.21	$ 467.03
	Dollar Inc		$ -	$ 15.77	$ 16.40	$ 19.88	$ 20.82
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.7%*	*4.7%*
6	**COMMERCIAL MONTHLY CHARGES | WATER AND WASTEWATER COMBINED**						
	30kGal Water & 30kGal WW | 1 1/2" Meter						
	Total -	**$ 624.63**	$ 624.63	$ 656.62	$ 689.88	$ 727.97	$ 768.83
	Dollar Inc		$ -	$ 31.99	$ 33.26	$ 38.09	$ 40.86
	Percent Inc		*0.0%*	*5.1%*	*5.1%*	*5.5%*	*5.6%*
	60kGal Water & 60kGal WW | 1 1/2" Meter						
	Total -	**$ 1,247.13**	$ 1,247.13	$ 1,311.52	$ 1,378.48	$ 1,456.09	$ 1,539.42
	Dollar Inc		$ -	$ 64.39	$ 66.96	$ 77.62	$ 83.33
	Percent Inc		*0.0%*	*5.2%*	*5.1%*	*5.6%*	*5.7%*

Note: Figures shown are rounded, which may result in slight variances for totals as shown.

Water and Wastewater Rate Comparison

Figures 4 and 5 compare the City's monthly water and wastewater charges to nearby cities and water systems in Texas. Since the City predominantly installs 1" meters for residential service and most other communities install ¾" meters for residential water use, the figures show a comparison with both meter sizes. Volumes of 7,500 gallons for water and 5,000 gallons for wastewater were used for the residential comparison as it represents typical usage levels for an average household in Celina.

The rate data is based on published rates and ordinances posted by each municipality on their website. These rates do not include sales tax, activation, or other charges beyond the basic minimum and volume charges.

The following points are notable:

- Celina's charges for customers with ¾" residential meters are among the lowest compared to the nearby cities.
- Celina's charges for customers with 1" meters are above the sample average. Considering that the comparison is between other cities' ¾" charges and Celina's 1" charges, one must also consider that Celina's level of service for 1" meters is higher than the ¾" standard among the comparison communities.
- Many cities and utilities do not assess rates that recover the full cost of service, choosing instead to subsidize their water and wastewater utilities with other revenues or to defer needed repairs

and maintenance, often at the expense of system reliability, integrity, and long-term financial sustainability.

Figure 4

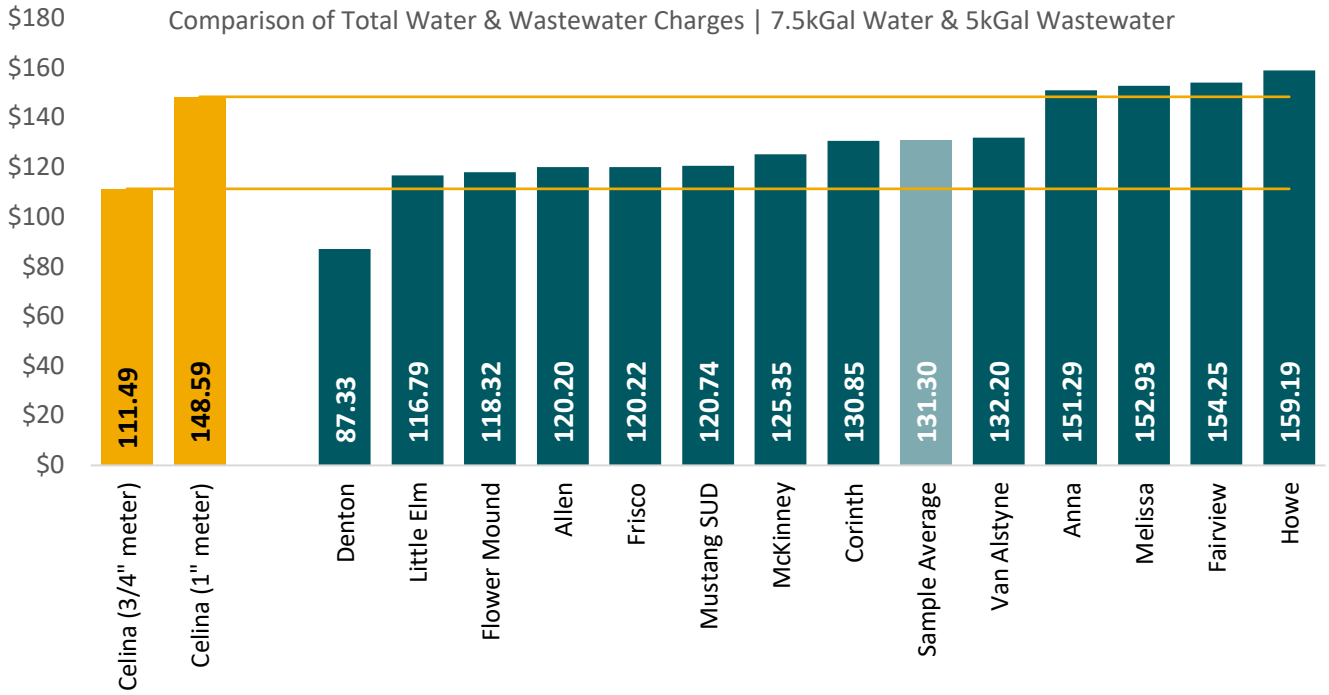

Figure 5

MONTHLY RESIDENTIAL CHARGES | 7.5KGAL WATER & 5KGAL WW	Water	Wastewater	Total
Celina - 3/4" Meter	**$ 54.10**	**$ 57.39**	**$ 111.49**
Celina - 1" Meter	**$ 70.84**	**$ 77.75**	**$ 148.59**
5/8" & 3/4" Meters			
Denton	$ 46.34	$ 40.99	$ 87.33
Little Elm	$ 71.93	$ 44.86	$ 116.79
Flower Mound	$ 75.79	$ 42.53	$ 118.32
Allen	$ 59.40	$ 60.80	$ 120.20
Frisco	$ 57.71	$ 62.52	$ 120.23
Mustang SUD	$ 61.56	$ 59.18	$ 120.74
McKinney	$ 58.25	$ 67.10	$ 125.35
Corinth	$ 71.13	$ 59.72	$ 130.85
Van Alstyne	$ 74.04	$ 58.16	$ 132.20
Anna	$ 81.19	$ 70.10	$ 151.29
Melissa	$ 77.71	$ 75.22	$ 152.93
Fairview	$ 67.37	$ 86.88	$ 154.25
Howe	$ 91.34	$ 67.85	$ 159.19
Sample Average	**$ 68.90**	**$ 62.40**	**$ 131.30**

Source: Cities' Website | Rates as of February 2026

Water and Wastewater Customers and Usage

Figures 6 and 7 present total historical and forecast water and wastewater accounts for the City, respectively. For each of the historical years, the average number of accounts for the year is shown and the growth reflects the difference from one fiscal year end to the next. The forecast projects that total water accounts will increase from 19,301 in the 2026 test year to 42,213 by FY 2035, representing an average annual growth rate of approximately 9.1 percent. Similarly, total wastewater accounts are projected to grow from 18,072 in TY 2026 to 40,663 by FY 2035.

Figure 6

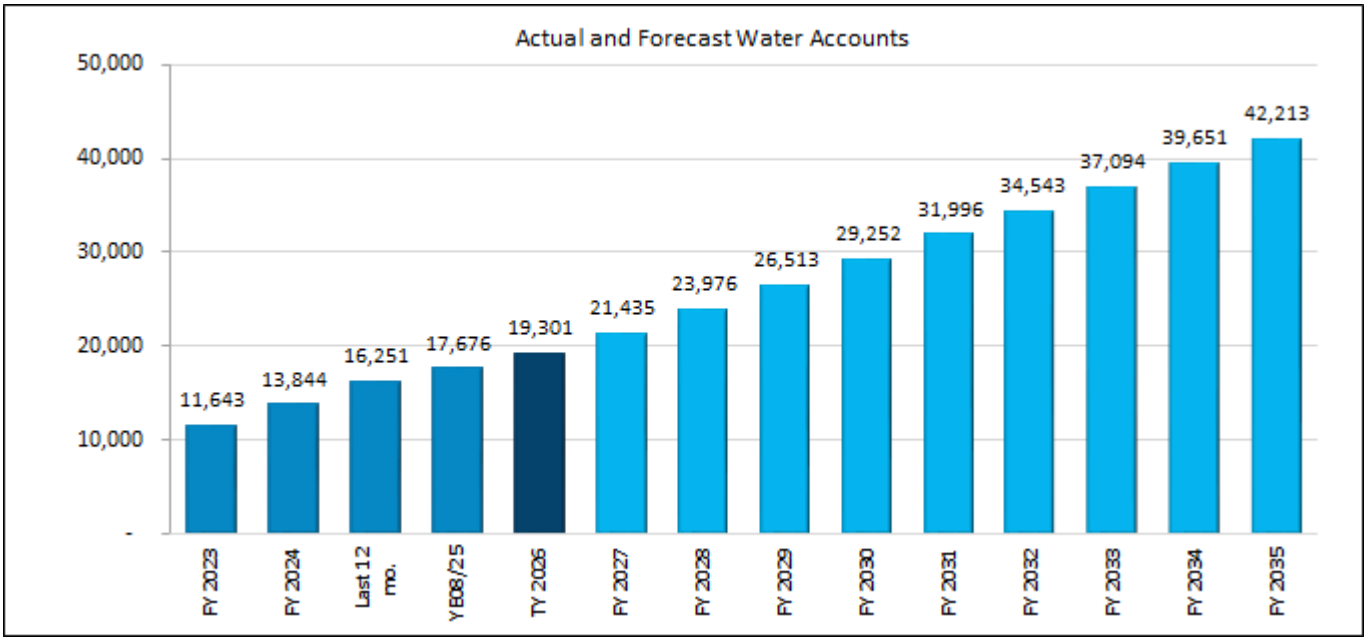

Figure 7

FORECAST TOTAL CUSTOMERS

WASTEWATER Customer Classes

Fiscal Year	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Municipal	Total
WASTEWATER Total Customers						
FY 2023	10,366	1	332	1	11	**10,711**
FY 2024	12,398	1	418	-	14	**12,831**
Last 12mo.	14,616	1	483	-	13	**15,113**
YE 08/25	15,935	1	517	-	14	**16,467**
TY 2026	17,435	1	621	-	15	**18,072**
FY 2027	19,435	1	732	-	16	**20,184**
FY 2028	21,835	1	847	-	17	**22,700**
FY 2029	24,235	1	955	-	18	**25,209**
FY 2030	26,835	1	1,063	-	19	**27,918**
FY 2031	29,435	1	1,171	-	20	**30,627**
FY 2032	31,835	1	1,279	-	21	**33,136**
FY 2033	34,235	1	1,387	-	22	**35,645**
FY 2034	36,635	1	1,495	-	23	**38,154**
FY 2035	39,035	1	1,603	-	24	**40,663**
WASTEWATER Annual New Customers						
FY 2024	2,032	-	86	(1)	3	**2,120**
Last 12mo.	2,218	-	65	-	(1)	**2,282**
YE 08/25	1,319	-	34	-	1	**1,354**
TY 2026	1,500	-	104	-	1	**1,605**
FY 2027	2,000	-	111	-	1	**2,112**
FY 2028	2,400	-	115	-	1	**2,516**
FY 2029	2,400	-	108	-	1	**2,509**
FY 2030	2,600	-	108	-	1	**2,709**
FY 2031	2,600	-	108	-	1	**2,709**
FY 2032	2,400	-	108	-	1	**2,509**
FY 2033	2,400	-	108	-	1	**2,509**
FY 2034	2,400	-	108	-	1	**2,509**
FY 2035	2,400	-	108	-	1	**2,509**

Figures 8 and 9 present total historical and forecast water and wastewater usage for the City, respectively.

Figure 8

FORECAST BILLED CONSUMPTION WATER Customer Classes		Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Municipal	Fire Hydrant Inside	Fire Hydrant Outside	Total
WATER Historical Volume									
FY	**2023**	1,120,137,475	3,655,700	219,986,600	7,600	17,605,700	66,985,000	-	**1,428,378,075**
FY	**2024**	1,337,468,602	1,985,000	320,903,111	15,500	52,151,100	128,603,541	-	**1,841,126,854**
FY	**2025**	1,432,590,200	1,730,600	464,939,500	3,300	64,067,650	133,843,000	459,000	**2,097,633,250**
WATER Forecast Volume									
TY	**2026**	1,517,860,424	1,730,600	521,034,289	3,300	71,786,644	145,381,190	550,800	**2,258,347,247**
FY	**2027**	1,715,519,951	1,730,600	598,307,824	3,300	80,435,637	157,914,051	660,960	**2,554,572,322**
FY	**2028**	1,920,409,121	1,730,600	679,597,124	3,300	90,126,678	171,527,331	793,152	**2,864,187,306**
FY	**2029**	2,125,298,292	1,730,600	755,093,868	3,300	100,985,314	186,314,170	951,782	**3,170,377,326**
FY	**2030**	2,347,261,560	1,730,600	831,747,251	3,300	113,152,219	202,375,736	1,142,139	**3,497,412,805**
FY	**2031**	2,569,224,828	1,730,600	909,468,554	3,300	126,785,016	219,821,921	1,370,567	**3,828,404,786**
FY	**2032**	2,774,113,998	1,730,600	988,181,698	3,300	142,060,320	238,772,086	1,644,680	**4,146,506,682**
FY	**2033**	2,979,003,169	1,730,600	1,067,820,723	3,300	159,176,021	259,355,887	1,973,616	**4,469,063,316**
FY	**2034**	3,183,892,339	1,730,600	1,148,327,895	3,300	178,353,855	281,714,153	2,368,339	**4,796,390,481**
FY	**2035**	3,388,781,510	1,730,600	1,229,652,258	3,300	199,842,271	305,999,855	2,842,007	**5,128,851,802**

Figure 9

FORECAST BILLED CONSUMPTION WASTEWATER Customer Classes		Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Municipal	Total
WATER Historical Volume							
FY	2025	1,129,788,000	75,600	186,896,600	157,900	-	**1,316,918,100**
WASTEWATER Forecast Volume							
TY	2026	1,129,788,000	75,600	224,492,821	-	-	**1,354,356,421**
FY	2027	1,259,388,000	75,600	283,214,754	-	-	**1,542,678,354**
FY	2028	1,414,908,000	75,600	346,304,072	-	-	**1,761,287,672**
FY	2029	1,570,428,000	75,600	405,337,064	-	-	**1,975,840,664**
FY	2030	1,738,908,000	75,600	466,052,387	-	-	**2,205,035,987**
FY	2031	1,907,388,000	75,600	528,279,116	-	-	**2,435,742,716**
FY	2032	2,062,908,000	75,600	591,877,856	-	-	**2,654,861,456**
FY	2033	2,218,428,000	75,600	656,732,753	-	-	**2,875,236,353**
FY	2034	2,373,948,000	75,600	722,745,995	-	-	**3,096,769,595**
FY	2035	2,529,468,000	75,600	789,833,903	-	-	**3,319,377,503**

Net Revenue Requirement

Figure 10 presents the test year and ten-year forecast for the City's net revenue requirement to be raised from rates for the water and wastewater utility for the test year 2026 and forecast period. The water and wastewater net revenue requirement is expected to increase from **$46,612,147** in TY 2026 to **$142,708,913** in FY 2035.

Details behind these calculations can be found in the rate model contained in **Appendix A**. This forecast is based on the following set of assumptions:

- Most operating costs are expected to increase around the rate of inflation.
- Certain expenses will increase at above-inflation rates, to reflect the rapid rate of increase in these costs. These expenses are workers' compensation, chemicals, fuel, equipment, and insurance.
- Many other operating expenses are expected to increase significantly due to the rapid growth in accounts. Growth impacts such volume-related expenses as chemicals, electricity, gasoline, etc.
- UTRWD's increasing costs and the need for $316.5 million in new debt to fund the CIP projects are driving the need to create a new long-term rate plan.
- The forecast includes an annual transfer to the General Fund for General and Administrative services. These transfers are forecast to increase at the inflation rate plus the annual account growth rate.

Figure 10

CURRENT AND FORECAST NET REVENUE REQUIREMENT

	Operating Expenses	+ Capital Outlays	+ Debt Service	+ Transfers & Contingencies	= Total Cost of Service	- Less Non-Rate Revenues	= Net Revenue Requirement
WATER Revenue Requirement							
2026	$ 18,795,847	$ 225,952	$ 9,843,259	$ 6,658,018	**$ 35,523,076**	$ 9,085,213	**26,437,863**
2027	21,228,751	232,731	12,756,046	946,991	**35,164,518**	9,097,713	**26,066,805**
2028	24,574,106	239,712	15,083,628	963,596	**40,861,042**	12,693,783	**28,167,260**
2029	28,909,031	246,904	18,825,027	980,569	**48,961,531**	12,682,378	**36,279,153**
2030	32,105,204	254,311	22,172,909	997,285	**55,529,709**	13,361,341	**42,168,368**
2031	36,863,765	261,940	24,885,846	1,011,168	**63,022,719**	13,120,923	**49,901,796**
2032	41,464,541	269,799	28,228,991	1,025,388	**70,988,719**	12,586,251	**58,402,468**
2033	46,527,415	277,892	31,624,954	1,039,954	**79,470,215**	12,473,242	**66,996,973**
2034	52,094,230	286,229	34,982,034	1,054,875	**88,417,368**	11,486,675	**76,930,693**
2035	58,210,210	294,816	37,520,567	1,070,163	**97,095,757**	9,876,738	**87,219,018**
WASTEWATER Revenue Requirement							
2026	12,963,458	279,000	6,755,828	4,514,185	**24,512,471**	4,338,187	**20,174,284**
2027	16,751,546	287,370	7,946,648	758,087	**25,743,651**	4,350,687	**21,392,964**
2028	20,718,407	295,991	10,016,697	773,057	**31,804,153**	7,373,793	**24,430,360**
2029	22,020,519	304,871	10,142,402	788,391	**33,256,184**	7,364,513	**25,891,671**
2030	24,206,552	314,017	12,692,070	803,681	**38,016,321**	7,754,664	**30,261,657**
2031	26,552,392	323,437	15,062,875	817,234	**42,755,939**	7,504,664	**35,251,274**
2032	28,914,269	333,141	16,340,346	831,141	**46,418,897**	7,239,513	**39,179,384**
2033	32,234,680	343,135	18,464,120	845,413	**51,887,348**	7,114,513	**44,772,835**
2034	34,239,261	353,429	20,729,272	860,059	**56,182,020**	6,114,513	**50,067,507**
2035	36,428,655	364,032	22,311,631	875,090	**59,979,408**	4,489,513	**55,489,895**
TOTAL Revenue Requirement							
2026	31,759,305	504,952	16,599,087	11,172,203	**60,035,547**	13,423,400	**46,612,147**
2027	37,980,297	520,101	20,702,694	1,705,078	**60,908,169**	13,448,400	**47,459,769**
2028	45,292,513	535,704	25,100,325	1,736,653	**72,665,195**	20,067,576	**52,597,619**
2029	50,929,551	551,775	28,967,429	1,768,960	**82,217,715**	20,046,891	**62,170,824**
2030	56,311,757	568,328	34,864,979	1,800,966	**93,546,030**	21,116,005	**72,430,024**
2031	63,416,157	585,378	39,948,721	1,828,402	**105,778,658**	20,625,587	**85,153,070**
2032	70,378,810	602,939	44,569,337	1,856,529	**117,407,616**	19,825,764	**97,581,852**
2033	78,762,095	621,027	50,089,074	1,885,366	**131,357,562**	19,587,755	**111,769,808**
2034	86,333,491	639,658	55,711,305	1,914,934	**144,599,388**	17,601,188	**126,998,201**
2035	94,638,865	658,848	59,832,198	1,945,254	**157,075,164**	14,366,251	**142,708,913**

Note: Figures shown are rounded, which may result in slight variances for totals as shown.

SECTION I | INTRODUCTION & DEMOGRAPHIC PROFILE

Background

In 2025, the City of Celina, Texas (the "City") engaged **Willdan Financial Services** to conduct a water and wastewater rate study and long-term financial plan. The City was interested in developing a comprehensive rate plan for 2026 and beyond. The objective of this study is to develop a long-term rate plan that enables the City to recover sufficient funds to meet operating expenses, capital outlays, debt service, and coverage requirements, while minimizing the impact of adjustments on ratepayers.

The City identified numerous objectives for this study, including but not limited to the following:

- A comprehensive analysis and evaluation of the water and wastewater systems' current cost of service and revenue requirements.
- A forecast of operating expenses over the next ten years, considering such factors as inflation, system growth, and increases in staffing levels.
- A review and analysis of the impact of forecast cost increases from Upper Trinity Regional Water District ("UTRWD"), the City's primary water and wastewater wholesale service provider, on the City's retail rates.
- A thorough review of the water and wastewater systems' known capital improvement needs and impact of those needs on the financial status of the utility.
- An estimate of current and forecast accounts, volumes, and billing units for the forecast period. This estimate includes an analysis of the rapid growth the system is expected to experience in the coming years.
- An analysis of a multi-year water and wastewater rate plan that will achieve the City's objectives while ensuring that the cost of service is fully recovered.
- A detailed analysis and comparison of the City's current and proposed rates to rates in other surrounding communities.

Report Organization

This report is organized into the following sections:

Section I | Introduction and Demographic Profile

Section I outlines the background, objectives, and scope of this rate study and long-term financial plan. It also presents the City's current rate structure and a community profile of the City of Celina. This includes a comparison of the City's water and wastewater charges with other nearby Texas cities.

Section II | Water and Wastewater Test Year and Forecast Volumes
Section II analyzes the City's customer base, total accounts, and current volumes of treated water and wastewater. This section presents totals for the current year and a forecast ten years into the future.

Section III | Water and Wastewater Test Year and Forecast Revenue Requirement
The third section outlines the process of analyzing the City's current water and wastewater utility cost structure. The total current or "test year" revenue requirements are developed, and costs are functionalized between treatment, distribution/collection, administration, and customer billing. Using the test year as a basis, costs are forecast for a ten-year period.

Section IV | Water and Wastewater Rate Design
Section IV presents the rate recommendations for the City of Celina. The plan will allow for the City to recover its full cost of service, while minimizing cost increases for rate payers. This section also presents an analysis of the impact of each rate plan on residential and commercial customers.

Appendix A
The Appendix provides a snapshot of the interactive Microsoft Excel spreadsheet model summary developed for the City of Celina to calculate water and wastewater current and future revenue requirements. The model automatically generates all calculations based on a set of defined user inputs and has an executive dashboard for users to develop real-time "what-if" scenarios.

City Overview

The City of Celina, Texas is located approximately 40 miles north of Dallas. The City has seen unprecedented growth over the past twenty years, and this explosive growth is expected to continue well into the next decade. The City currently encompasses approximately 51.9 square miles and has an estimated 2026 population of more than 74,000 in its service area. The City is situated in both Collin and Denton Counties.

The City of Celina has a Council-Manager form of government in which the elected Mayor and City Council Members establish policy. Those policies are then implemented by the City Manager who is appointed by, and reports to, the City Council. The Celina City Council consists of six Council Members and the Mayor. All Council Members and the Mayor are elected at large. The City Manager operates in much the same manner as a Chief Executive Officer of a corporation. The City Manager's Office is responsible for the day-to-day administration of Celina's city government, including managing the City's budget, departments, and operations, and communicating with residents and employees.

Water and Wastewater Current Rates

Figure 11 summarizes the City of Celina's current water and wastewater rate structure.

Figure 11

CURRENT WATER AND WASTEWATER RATES

Water Rates

Residential Water Rates

Minimum Charge by Meter Size	¾"	$	24.56
(Includes 2,000 Gallons in Base)	1"		41.30
	1 1/2"		82.61
	2"		132.18

Volume Rate (per 1,000 Gallons)

2,001	10,000	$	5.37
10,001	20,000		8.13
20,001	30,000		9.57
30,001	Above		13.81

Commercial Water Rates

Minimum Charge by Meter Size	¾"	$	29.50
(Includes 2,000 Gallons in Base)	1"		51.63
	1 1/2"		103.27
	2"		165.22
	3"		247.83
	4"		413.05
	6"		843.13
	8"		1,636.58

Volume Rate (per 1,000 Gallons)

2,001	10,000	$	5.37
10,001	20,000		8.13
20,001	30,000		9.57
30,001	Above		13.81

Outside Residential Rates

Minimum Charge by Meter Size	¾"	$	36.84
(Includes 2,000 Gallons in Base)	1"		61.95
	1 1/2"		123.92
	2"		198.27

Volume Rate (per 1,000 Gallons)

2,001	10,000	$	8.05
10,001	20,000		12.19
20,001	30,000		14.35
30,001	Above		20.72

Outside Commercial Rates

Minimum Charge by Meter Size	¾"	$	44.25
(Includes 2,000 Gallons in Base)	1"		77.45
	1 1/2"		154.90
	2"		247.84
	3"		371.74
	4"		619.58

Volume Rate (per 1,000 Gallons)

2,001	10,000	$	8.05
10,001	20,000		12.19
20,001	30,000		14.35
30,001	Above		20.72

Wastewater Rates

Residential Wastewater Rates

Minimum Charge	¾"	$	25.54
	1"		45.90
	1 1/2"		85.66
	2"		146.85

Volume Rate (per 1,000 Gallons)

-	5,000	$	6.37
5,001	Above		7.88

** Winter Averaging is used to calculate residential volumes*

Commercial Wastewater Rates

Minimum Charge by Meter Siz	¾"	$	30.59
(Includes 2,000 Gallons in Base)	1"		57.37
	1 1/2"		107.08
	2"		183.56
	3"		256.96
	4"		458.90
	6"		917.80
	8"		1,835.60

Volume Rate (per 1,000 Gallons)

2,001	Above	$	6.94

Outside Residential Rates

Minimum Charge	¾"	$	38.32
	1"		68.84
	1 1/2"		128.49
	2"		220.27

Volume Rate (per 1,000 Gallons)

-	5,000	$	9.55
5,001	Above		11.82

** Winter Averaging is used to calculate residential volumes*

Outside Commercial Rates

Minimum Charge by Meter Siz	¾"	$	45.89
(Includes 2,000 Gallons in Base)	1"		86.06
	1 1/2"		160.63
	2"		275.34
	4"		688.36

Volume Rate (per 1,000 Gallons)

2,001	Above	$	10.41

Water accounts served by the City of Celina are generally classified as Residential, Commercial, and Outside City Residential and Commercial. Other specialized customer classes also exist for Fire Hydrant and municipal use; however, most accounts fall into one of the first four classes. This report focuses primarily on the Residential and Commercial customer classes and details on all customer classes are found in Appendix A.

The water rate structure includes a minimum base charge determined by meter size for each customer class. The base charge includes a 2,000-gallon usage allowance for all customer classes. Water consumption above 2,000 gallons is billed using a four-tier inclining block rate structure, with rates applied per 1,000 gallons. The amount of volume allocated within each tier are consistent for all customers; however, outside city customers are assessed with higher volumetric rates per 1,000 gallons used.

Like water service, wastewater accounts served by the City of Celina are classified as Residential, Commercial, Outside City Residential, and Outside City Commercial. All wastewater accounts are also assessed with a minimum base charge determined by meter size. Usage for both inside and outside residential customer classes is billed using a two-tier inclining block rate structure and Winter Averaging billing method. The minimum base charge for both inside and outside commercial wastewater accounts includes 2,000 gallons of usage, however all metered water consumption above 2,000 gallons is billed at a uniform rate per 1,000 gallons. Both Residential Outside and Commercial Outside customers are charged a premium over inside-city rates to reflect the additional costs and risks associated with serving customers outside of the City limits.

Water and Wastewater Rate Comparison

Figures 12 and 13 compare the City's monthly water and wastewater charges to nearby cities and water systems in Texas. Since the City predominantly installs 1" meters for residential service and most other communities install ¾" meters for residential water use, the figures show a comparison with both meter sizes. Volumes of 7,500 gallons for water and 5,000 gallons for wastewater were used for the residential comparison as it represents typical usage levels for an average household in Celina.

The rate data is based on published rates and ordinances posted by each municipality on their website. These rates do not include sales tax, activation, or other charges beyond the basic minimum and volume charges.

The following points are notable:

- Celina's charges for customers with ¾" residential meters are among the lowest compared to the nearby cities.
- Celina's charges for customers with 1" meters are above the sample average. Considering that the comparison is between other cities' ¾" charges and Celina's 1" charges, one must also consider that Celina's level of service for 1" meters is higher than the ¾" standard among the comparison communities.
- Many cities and utilities do not assess rates that recover the full cost of service, choosing instead to subsidize their water and wastewater utilities with other revenues or to defer needed repairs

and maintenance, often at the expense of system reliability, integrity, and long-term financial sustainability.

Figure 12

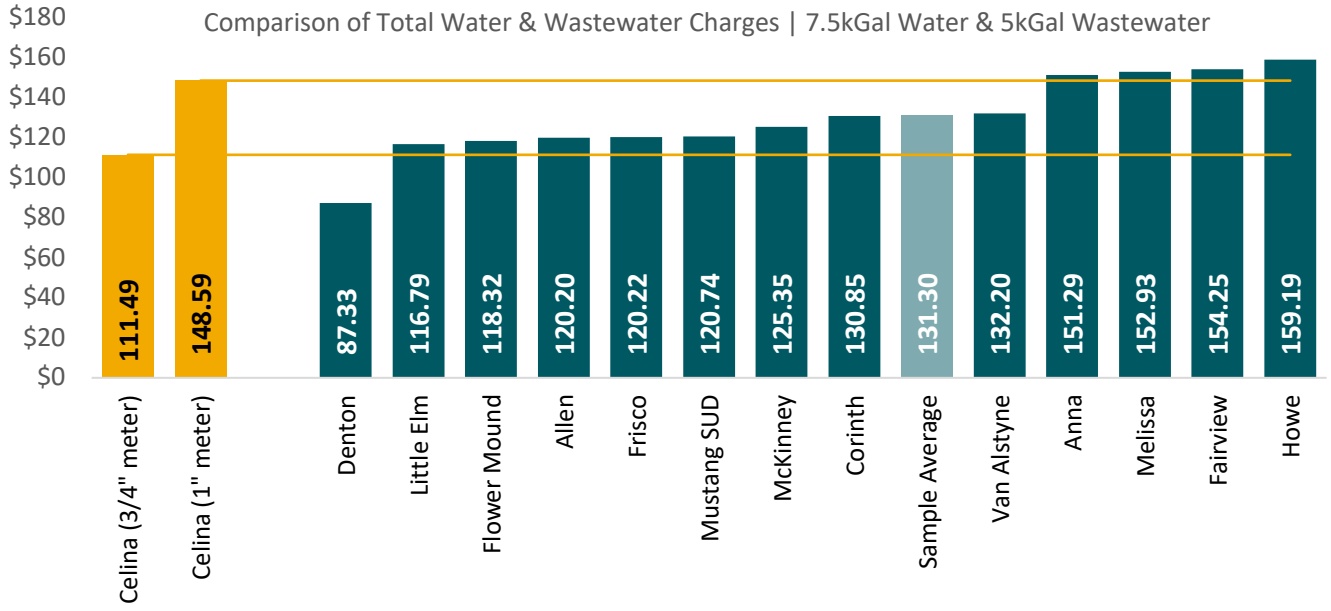

Figure 13

MONTHLY RESIDENTIAL CHARGES | 7.5KGAL WATER & 5KGAL WW	Water	Wastewater	Total
Celina - 3/4" Meter	**$ 54.10**	**$ 57.39**	**$ 111.49**
Celina - 1" Meter	**$ 70.84**	**$ 77.75**	**$ 148.59**
5/8" & 3/4" Meters			
Denton	$ 46.34	$ 40.99	$ 87.33
Little Elm	$ 71.93	$ 44.86	$ 116.79
Flower Mound	$ 75.79	$ 42.53	$ 118.32
Allen	$ 59.40	$ 60.80	$ 120.20
Frisco	$ 57.71	$ 62.52	$ 120.23
Mustang SUD	$ 61.56	$ 59.18	$ 120.74
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Melissa	$ 77.71	$ 75.22	$ 152.93
Fairview	$ 67.37	$ 86.88	$ 154.25
Howe	$ 91.34	$ 67.85	$ 159.19
Sample Average	**$ 68.90**	**$ 62.40**	**$ 131.30**

Source: Cities' Website | Rates as of February 2026

SECTION II | WATER & WASTEWATER VOLUMES

To develop an accurate forecast of future revenues and expenses, it is necessary to examine current water and wastewater utility conditions. The first step in developing cost of service rates is to analyze patterns of usage, both for the entire system, and for specified customer classes.

For the City of Celina, monthly water and wastewater records were reviewed for the period of May 2023 through August 2025. These records provided summary information on the monthly water volumes distributed system wide as well as the number of accounts for each period by defined customer class and the associated revenues. Additionally, these records provided the monthly number of accounts and revenues for all classifications of wastewater customers.

According to standard utility ratemaking methodology, to allocate revenue requirements equitably among system users, customers must be classified into relatively homogeneous groups with similar usage characteristics or service demands. Costs are then allocated to the customer classes in proportion to the usage characteristics of each class. For the water system, costs are typically allocated to customers based on their average and peak water demands. For the wastewater system, costs are allocated to customers based on their estimated wastewater flows, and in some cases, based on wastewater strengths.

After thoroughly examining volume and customer data, the project team made no revisions to the City's existing customer classifications. The project team finds these customer class distinctions to be reasonable and appropriate, meeting the criteria of homogenous groups with similar usage patterns.

In this section, the City's functional customer classes and test year usage patterns will be thoroughly analyzed. A ten-year projection of customers and usage will also be presented. These forecasts, along with the revenue requirements, will form the basis of the proposed rate designs.

Water and Wastewater Customers and Accounts

Figures 14 (tabular) and 15 (graphical) present total historical and forecast water accounts for the City. For each of the historical years, the average number of accounts for the year is shown and the growth reflects the difference from one fiscal year end to the next. The forecast projects that the test year 2026 total of 19,301 water accounts will increase to 42,213 total water accounts by FY 2035, an annual average growth of 9.1%.

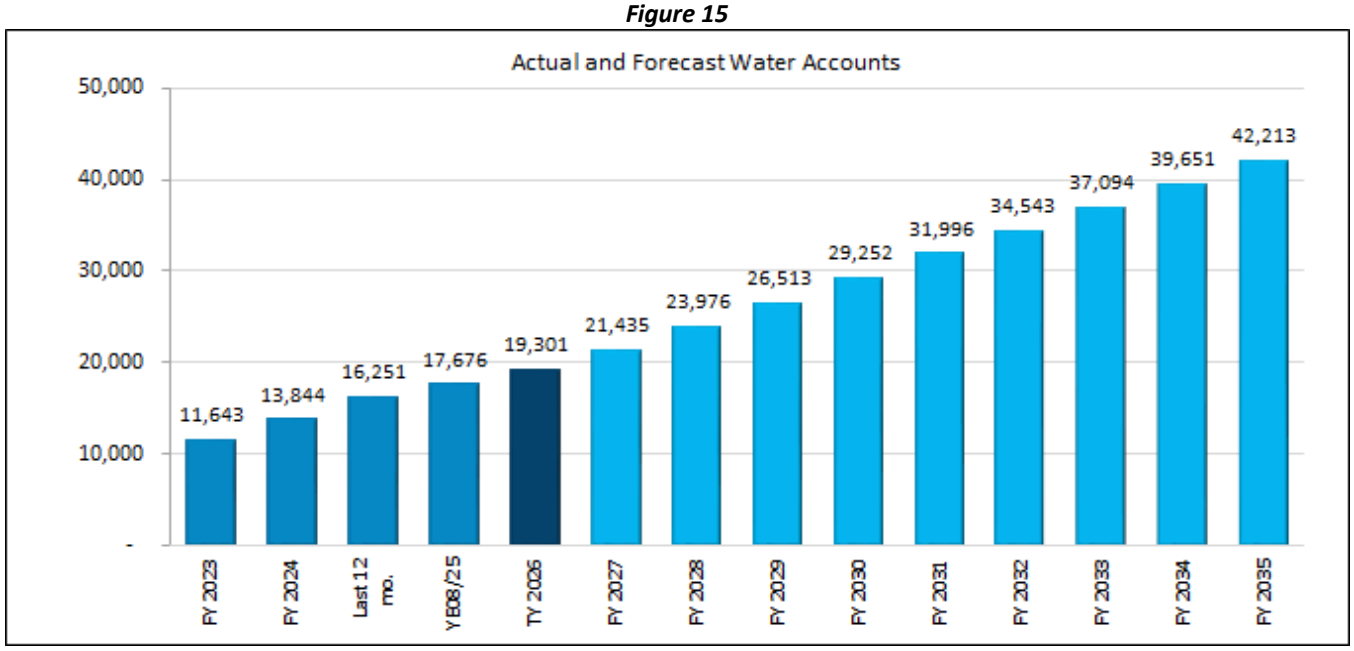
The charts further reveal that residential accounts inside the City limits represent the largest water customer class, at 18,095 accounts in the test year 2026.

Figure 14

FORECAST TOTAL CUSTOMERS
WATER Customer Classes

Fiscal Year	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Municipal	Fire Hydrant Inside	Fire Hydrant Outside	Total
WATER Total Customers								
FY 2023	11,014	26	466	1	52	84		**11,643**
FY 2024	13,054	17	603	1	68	101		**13,844**
Last 12mo.	15,278	14	773	1	78	107	-	**16,251**
YE 08/25	16,595	14	862	1	83	116	5	**17,676**
TY 2026	18,095	14	966	1	93	126	6	**19,301**
FY 2027	20,095	14	1,077	1	104	137	7	**21,435**
FY 2028	22,495	14	1,192	1	117	149	9	**23,976**
FY 2029	24,895	14	1,300	1	131	161	10	**26,513**
FY 2030	27,495	14	1,408	1	147	175	12	**29,252**
FY 2031	30,095	14	1,516	1	164	191	15	**31,996**
FY 2032	32,495	14	1,624	1	184	207	18	**34,543**
FY 2033	34,895	14	1,732	1	206	225	21	**37,094**
FY 2034	37,295	14	1,840	1	231	244	26	**39,651**
FY 2035	39,695	14	1,948	1	259	265	31	**42,213**
WATER Annual New Customers								
FY 2024	2,040	(9)	137	-	16	17	-	**2,201**
Last 12mo.	2,224	(3)	170	-	10	6	-	**2,407**
YE 08/25	1,317	-	89	-	5	9	5	**1,425**
TY 2026	1,500	-	104	-	10	10	1	**1,625**
FY 2027	2,000	-	111	-	11	11	1	**2,134**
FY 2028	2,400	-	115	-	13	12	1	**2,541**
FY 2029	2,400	-	108	-	14	13	2	**2,537**
FY 2030	2,600	-	108	-	16	14	2	**2,740**
FY 2031	2,600	-	108	-	18	15	2	**2,743**
FY 2032	2,400	-	108	-	20	16	3	**2,547**
FY 2033	2,400	-	108	-	22	18	4	**2,552**
FY 2034	2,400	-	108	-	25	19	4	**2,557**
FY 2035	2,400	-	108	-	28	21	5	**2,562**

Figure 15



Figures 16 (tabular) and 17 (graphical) present wastewater accounts and classifications for the City's historical years and the forecast growth over the next ten years. The tables reveal that the City's total wastewater accounts of 18,072 in TY 2026 are forecast to increase to 40,663 by FY 2035.

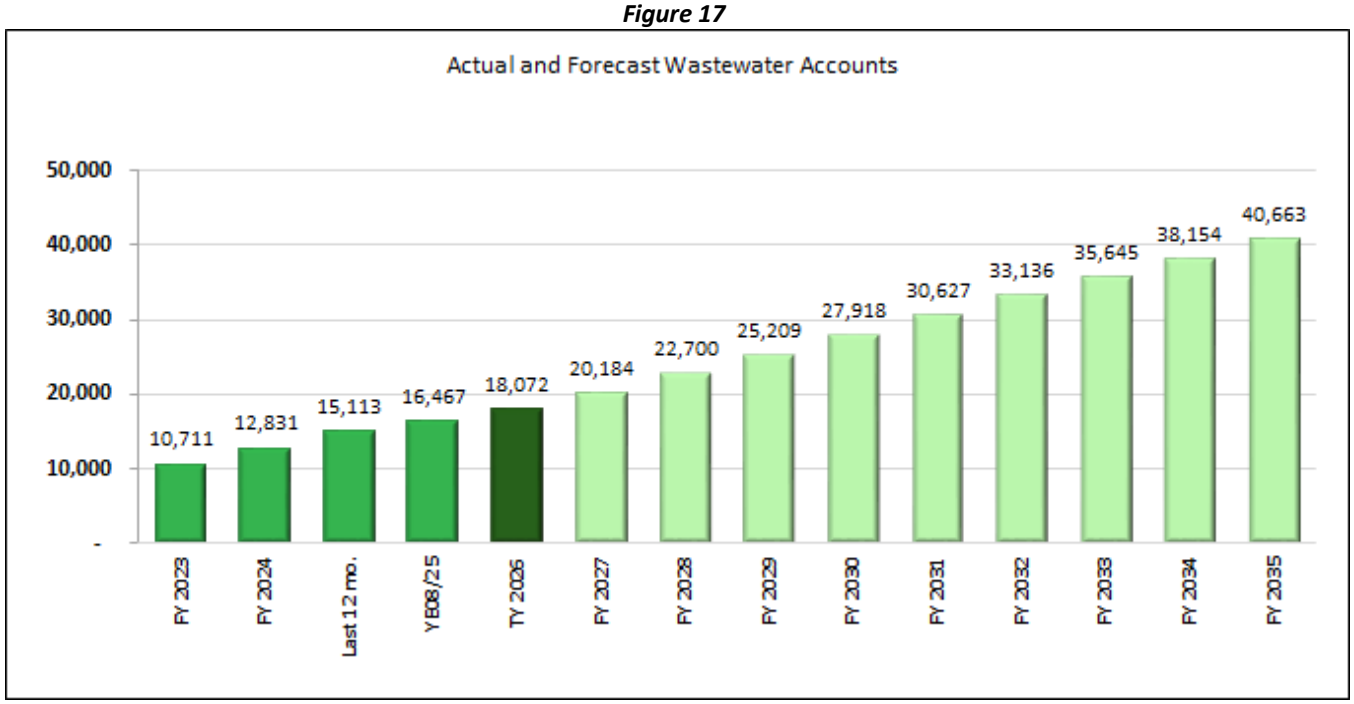
Figure 16

FORECAST TOTAL CUSTOMERS

WASTEWATER Customer Classes

Fiscal Year	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Municipal	Total
WASTEWATER Total Customers						
FY 2023	10,366	1	332	1	11	**10,711**
FY 2024	12,398	1	418	-	14	**12,831**
Last 12mo.	14,616	1	483	-	13	**15,113**
YE 08/25	15,935	1	517	-	14	**16,467**
TY 2026	17,435	1	621	-	15	**18,072**
FY 2027	19,435	1	732	-	16	**20,184**
FY 2028	21,835	1	847	-	17	**22,700**
FY 2029	24,235	1	955	-	18	**25,209**
FY 2030	26,835	1	1,063	-	19	**27,918**
FY 2031	29,435	1	1,171	-	20	**30,627**
FY 2032	31,835	1	1,279	-	21	**33,136**
FY 2033	34,235	1	1,387	-	22	**35,645**
FY 2034	36,635	1	1,495	-	23	**38,154**
FY 2035	39,035	1	1,603	-	24	**40,663**
WASTEWATER Annual New Customers						
FY 2024	2,032	-	86	(1)	3	**2,120**
Last 12mo.	2,218	-	65	-	(1)	**2,282**
YE 08/25	1,319	-	34	-	1	**1,354**
TY 2026	1,500	-	104	-	1	**1,605**
FY 2027	2,000	-	111	-	1	**2,112**
FY 2028	2,400	-	115	-	1	**2,516**
FY 2029	2,400	-	108	-	1	**2,509**
FY 2030	2,600	-	108	-	1	**2,709**
FY 2031	2,600	-	108	-	1	**2,709**
FY 2032	2,400	-	108	-	1	**2,509**
FY 2033	2,400	-	108	-	1	**2,509**
FY 2034	2,400	-	108	-	1	**2,509**
FY 2035	2,400	-	108	-	1	**2,509**

Figure 17



Historical and Forecast Water Consumption

Total water system consumption data was analyzed over the same period as customer data. The project team prepared a ten-year forecast of water usage based on the same principles on which customer accounts were projected.

Figure 18 presents test year total water consumption of 2.26 billion gallons by defined customer class as a percentage. Residential accounts inside the City limits present the highest percentage of usage.

Figure 19 presents the average monthly consumption by customer class in the Test Year. Residential customers' water usage per active connection averages 6,990 gallons per month.

Figure 18

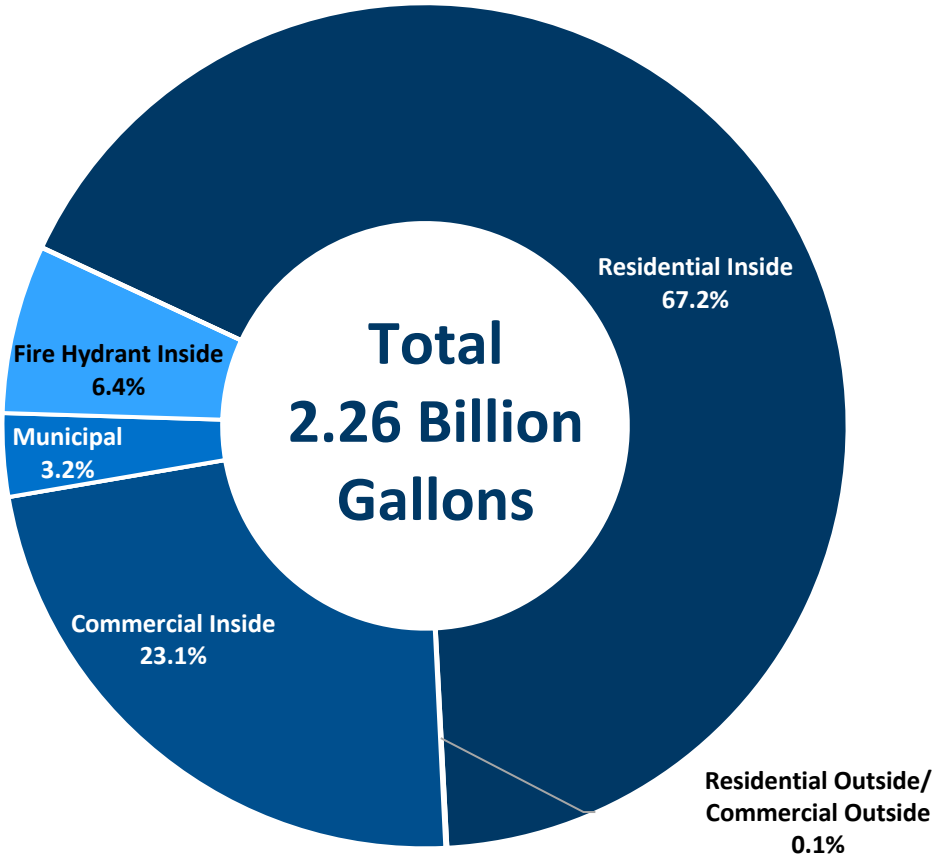
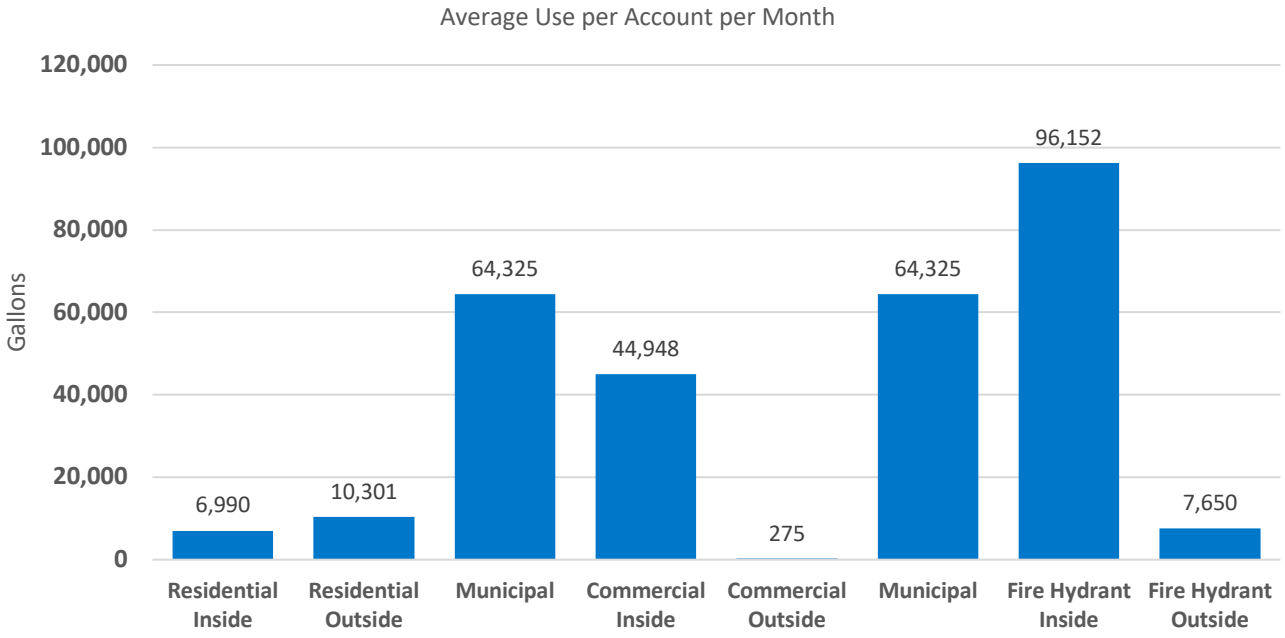


Figure 19

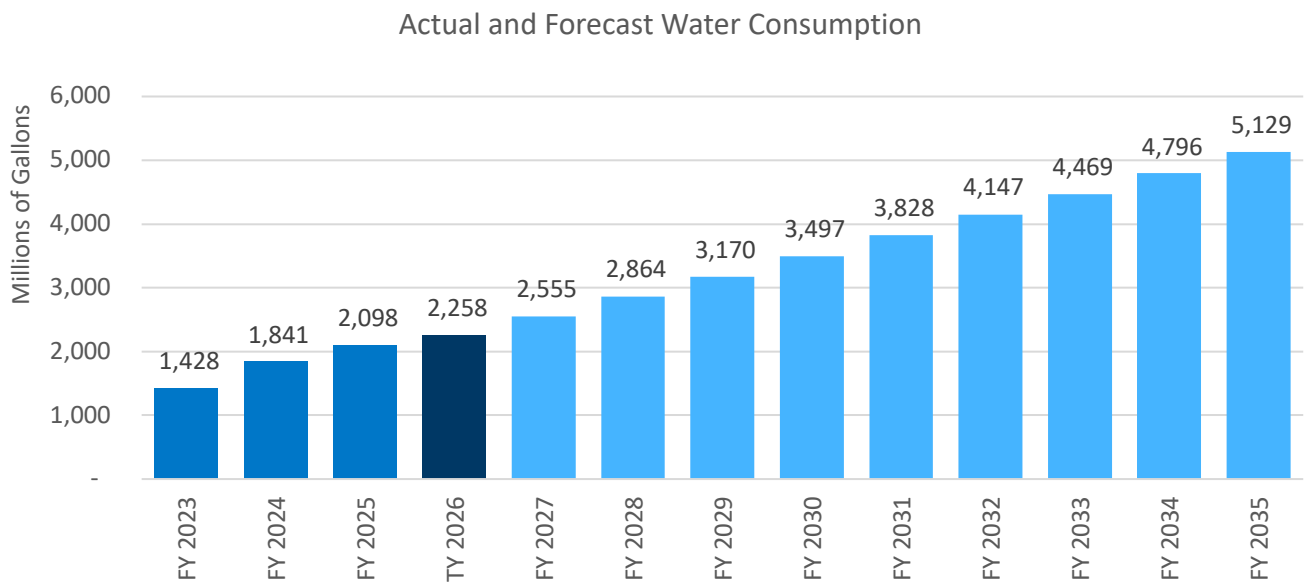


Figures 20 (tabular) and 21 (graphical) present current and forecast consumption by rate classification for the City.

Figure 20

FORECAST BILLED CONSUMPTION WATER Customer Classes	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Municipal	Fire Hydrant Inside	Fire Hydrant Outside	Total
WATER Historical Volume								
FY 2023	1,120,137,475	3,655,700	219,986,600	7,600	17,605,700	66,985,000	-	**1,428,378,075**
FY 2024	1,337,468,602	1,985,000	320,903,111	15,500	52,151,100	128,603,541	-	**1,841,126,854**
FY 2025	1,432,590,200	1,730,600	464,939,500	3,300	64,067,650	133,843,000	459,000	**2,097,633,250**
WATER Forecast Volume								
TY 2026	1,517,860,424	1,730,600	521,034,289	3,300	71,786,644	145,381,190	550,800	**2,258,347,247**
FY 2027	1,715,519,951	1,730,600	598,307,824	3,300	80,435,637	157,914,051	660,960	**2,554,572,322**
FY 2028	1,920,409,121	1,730,600	679,597,124	3,300	90,126,678	171,527,331	793,152	**2,864,187,306**
FY 2029	2,125,298,292	1,730,600	755,093,868	3,300	100,985,314	186,314,170	951,782	**3,170,377,326**
FY 2030	2,347,261,560	1,730,600	831,747,251	3,300	113,152,219	202,375,736	1,142,139	**3,497,412,805**
FY 2031	2,569,224,828	1,730,600	909,468,554	3,300	126,785,016	219,821,921	1,370,567	**3,828,404,786**
FY 2032	2,774,113,998	1,730,600	988,181,698	3,300	142,060,320	238,772,086	1,644,680	**4,146,506,682**
FY 2033	2,979,003,169	1,730,600	1,067,820,723	3,300	159,176,021	259,355,887	1,973,616	**4,469,063,316**
FY 2034	3,183,892,339	1,730,600	1,148,327,895	3,300	178,353,855	281,714,153	2,368,339	**4,796,390,481**
FY 2035	3,388,781,510	1,730,600	1,229,652,258	3,300	199,842,271	305,999,855	2,842,007	**5,128,851,802**

Figure 21



Peaking Factors

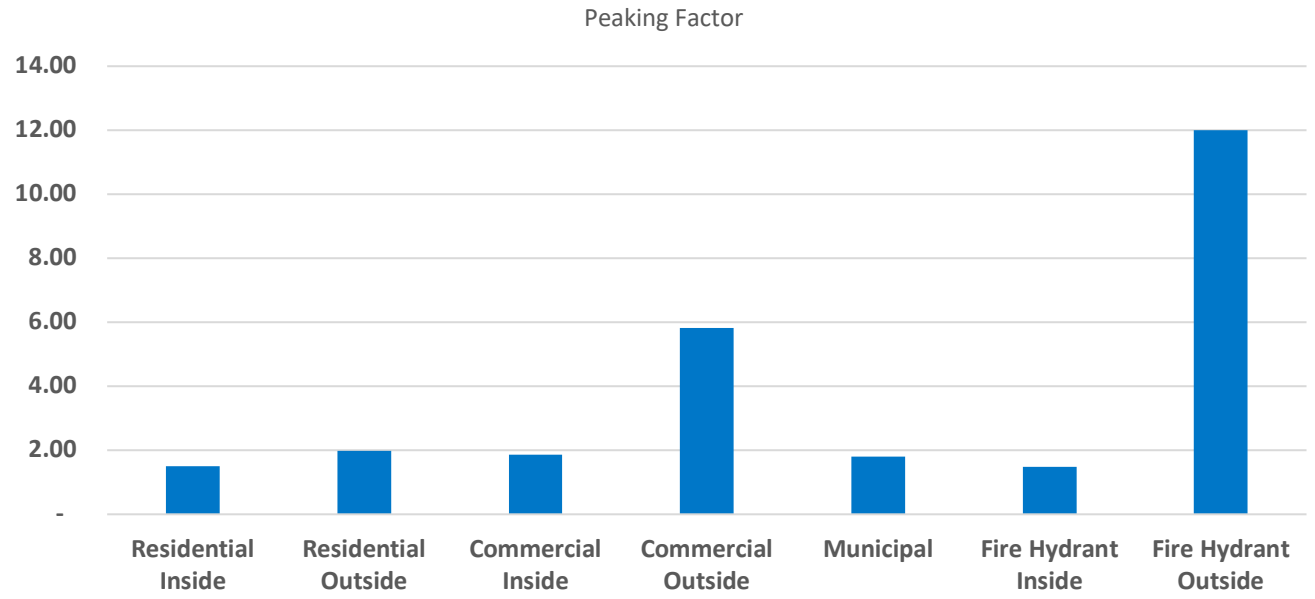
The cost of providing water to customers depends not only on the amount of water each class uses, but also on how that usage occurs over time. The maximum-day and maximum-hour peaking requirements of a water utility's customers are an important influence on the utility's costs. Because water utilities attempt to meet all the demands of their customers, water systems are sized to meet customers' peak requirements. Therefore, during off-peak periods, there are usually significant costs associated with the unused capacity of the system. These costs must be allocated to customers in proportion to the contribution of each customer class to the system peak, to develop equitable cost-based rates. Thus, it is necessary to determine the peak rate of use relative to the average rate of use for each class. This ratio is called a ***Peaking Factor***.

The consumption data by class provided by the City was utilized in the rate model to calculate the peak day factor and peaking factors for individual rate classes.

The calculation of peaking factors for individual classes relies on available pumping and consumption information as well as professional judgment. If customer meters could record daily flow rates for each customer, more refined information could be obtained on peaking factors. This is not feasible because of the enormous cost that would be imposed on the utility. Therefore, it is accepted practice in the water industry to develop peaking factor estimates based on standard formulas using system peak day information and monthly customer class usage records. This is a conservative methodology, since customer class peaking factors based on peak months will inevitably be lower than the system-wide peaking factor, which is based on the peak day.

Based on AWWA guidelines, the customer class peaking factors calculated in this study are for non-coincidental peaks. The peaking factors developed for this analysis are based on the annualized water consumption by customer class for the months of September 2024 through August 2025. The calculations of the peaking factors by class are presented graphically in **Figure 22**.

Figure 22



A general ratemaking rule is that the higher the peak to average ratio, the higher the unit cost of service for a given customer class. While this is not an absolute rule, it is a good general indicator as to which customer classes are incurring the greatest costs to provide service. This principle will be examined more thoroughly in Section III.

Historical and Forecast Wastewater Flows

The City currently calculates wastewater charges for all customers based on their winter average volume of water consumption.

As with water billed consumption, the project team prepared a ten-year forecast of wastewater billing units. Since individual customer wastewater flow is not metered, wastewater volumes are derived from the water consumption figures for each customer class. The billing unit forecast is estimated using anticipated growth in accounts as depicted in Figure 16. The results of the forecast are presented in **Figures 23 (tabular) and 24 (graphical).**

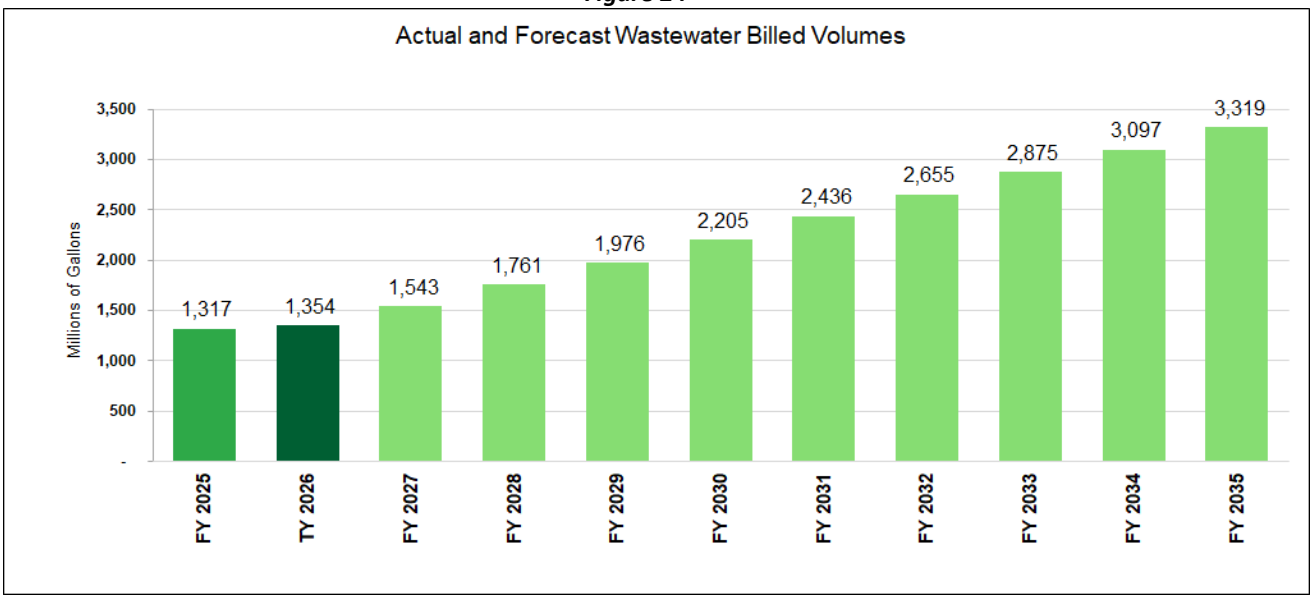
Figure 23

FORECAST BILLED CONSUMPTION

WASTEWATER Customer Classes

	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Municipal	Total
WATER Historical Volume						
FY 2025	1,129,788,000	75,600	186,896,600	157,900	-	**1,316,918,100**
WASTEWATER Forecast Volume						
TY 2026	1,129,788,000	75,600	224,492,821	-	-	**1,354,356,421**
FY 2027	1,259,388,000	75,600	283,214,754	-	-	**1,542,678,354**
FY 2028	1,414,908,000	75,600	346,304,072	-	-	**1,761,287,672**
FY 2029	1,570,428,000	75,600	405,337,064	-	-	**1,975,840,664**
FY 2030	1,738,908,000	75,600	466,052,387	-	-	**2,205,035,987**
FY 2031	1,907,388,000	75,600	528,279,116	-	-	**2,435,742,716**
FY 2032	2,062,908,000	75,600	591,877,856	-	-	**2,654,861,456**
FY 2033	2,218,428,000	75,600	656,732,753	-	-	**2,875,236,353**
FY 2034	2,373,948,000	75,600	722,745,995	-	-	**3,096,769,595**
FY 2035	2,529,468,000	75,600	789,833,903	-	-	**3,319,377,503**

Figure 24


Actual and Forecast Wastewater Billed Volumes
Millions of Gallons
3,500
3,000
2,500
2,000
1,500
1,000
500
-
1,317
1,354
1,543
1,761
1,976
2,205
2,436
2,655
2,875
3,097
3,319
FY 2025
TY 2026
FY 2027
FY 2028
FY 2029
FY 2030
FY 2031
FY 2032
FY 2033
FY 2034
FY 2035

SECTION III | FORECAST REVENUE REQUIREMENT

In this section of the water and wastewater rate study and long-term financial plan, the City of Celina's test year and forecast water and wastewater utility revenue requirements are developed. The test year consists of the City's historical data from September 2024, through August 2025, as adjusted for FY2026 accounts and volumes. The estimates presented in this section are based on the City's approved budget for FY2026.

The calculation of a revenue requirement differs from a utility's budget in that it represents only that amount that must be raised through the City's user rates. This means that non-rate revenue (such as reconnection fees, late payment charges, and interest) must be subtracted from the budgeted operating and capital expenditures to determine the net revenue requirement to be raised from rates.

As is typical for publicly owned utilities, the City of Celina's system revenue requirements were developed using the cash basis of ratemaking. Under the cash basis, as defined by the AWWA Manual M-1, system revenue requirements consist of cash expenditures and other financial commitments (such as debt service coverage or reserves) that must be met through system operating revenues and other revenue sources.

All data used in the development of the revenue requirements was obtained from the financial statements, budgets and, other information provided by the City. Calculation summaries are presented in the rate model summaries contained in **Appendix A** of this report. For rate design purposes, revenue requirements are developed separately for the water and wastewater systems.

The assumptions utilized in this expense forecast will be thoroughly detailed in this section of the report. These assumptions are critical to the development of both the revenue requirement and the ultimate rate recommendation. The project team reviewed these assumptions with the City staff and considers all to be consistent with staff recommendations.

In this section, current and forecast Operating Costs, Capital Outlays, Transfers, and Debt Service will be examined first. Non-rate revenues will be subtracted from the total to yield the Net Revenue Requirement.

Operating Expenses and Capital Outlays – Test Year

Figure 25 summarizes test year 2026 water system operating expenses and capital outlays in detail by department. **Figure 26** presents the test year 2026 operating expenses and capital outlays in detail by department for the wastewater system.

The City's Water and Sewer Enterprise Fund accounts for all water, sewer, and utility billing functions, including administration, operation, and maintenance of the water and sewer system and billing and collection activities.

The City's budget has the following expense categories in each Cost Center:

- **Personnel Services -** includes personnel salaries and benefits

- **Contractual Services** – includes water and wastewater consultant and contractor financial and engineering services
- **Materials and Supplies** – office supplies, IT software/hardware, tools, and chemicals
- **Utilities** – includes costs for electric and gas services and phone services
- **Operation and Capital Outlays** – includes Upper Trinity Regional Water District Fees for purchased water and fees charged for conveyance and treatment of wastewater and capital outlays. Note: the rate model separates UTRWD costs into a distinct line item
- **Upper Trinity Regional Water District Water/Sewer** – includes purchased water from the primary provider of treated water and charges for conveyance and treatment of wastewater
- **Transfers** – captures all transfers from the water and wastewater fund.
- **Administration –** includes overhead costs to provide services

Figures 25 and 26 depict the allocation of total budget expenses between the water and wastewater functions based on general ratemaking principles. As the tables show, total operating expenses, transfers, and capital outlays in the test year are **$25,679,817** for the water utility and **$17,756,643** for the wastewater utility.

Figure 25

WATER Operating Expenses, Transfers and Capital Outlays

SCENARIO: 2026 02 17 -- Debt A ($316.05M)

		Net Budget	Treatment	Distribution	Admin	Customer Billing
	Operating & Maintenance					
1	Personnel Svcs	$ 3,054,007	$ -	$ 2,606,007	$ 60,604	$ 387,396
2	Contractual	714,846	-	592,111	67,683	55,052
3	Materials & Supplies	2,433,272	11,739	527,237	-	1,894,296
4	Operations	556,008	-	504,005	47,169	4,834
5	Utilities	633,205	-	29,217	134,660	469,328
6	Administration	-	-	-	-	-
UTRWD-W	Upper Trinity Regional Water District- Wate	11,404,508	11,404,508	-	-	-
	Total Operating & Maintenance	**18,795,847**	**11,416,247**	**4,258,577**	**310,116**	**2,810,907**
	Transfers	**6,658,018**	**-**	**-**	**6,658,018**	**-**
	Capital Outlays	**225,952**	**-**	**225,952**	**-**	**-**
	Total WATER Operating Expenses, Transfers and Capital Outlays	**$ 25,679,817**	**$ 11,416,247**	**$ 4,484,529**	**$ 6,968,134**	**$ 2,810,907**

Note: Figures shown are rounded, which may result in slight variances for totals as shown.

Figure 26

WASTEWATER Operating Expenses, Transfers and Capital Outlays

SCENARIO: 2026 02 17 -- Debt A ($316.05M)

		Net Budget	Treatment	Collection	Admin	Customer Billing
	Operating & Maintenance					
1	Personnel Svcs	$ 2,435,083	$ 1,461,347	$ 568,541	$ 42,466	$ 362,729
2	Contractual	817,108	558,497	206,565	500	51,547
3	Materials & Supplies	191,320	54,710	136,610	-	-
4	Operations	359,223	229,197	125,500	-	4,526
5	Utilities	653,648	163,076	3,420	47,708	439,444
6	Administration	31,252	-	-	31,252	-
UTRWD-S	Upper Trinity Regional Water District- Sewe	8,475,825	8,475,825	-	-	-
	Total Operating & Maintenance	**12,963,458**	**10,942,652**	**1,040,636**	**121,926**	**858,245**
	Transfers	**4,514,185**	**-**	**-**	**4,514,185**	**-**
	Capital Outlays	**279,000**	**-**	**279,000**	**-**	**-**
	Total WATER Operating Expenses, Transfers and Capital Outlays	**$ 17,756,643**	**$ 10,942,652**	**$ 1,319,636**	**$ 4,636,111**	**$ 858,245**

Note: Figures shown are rounded, which may result in slight variances for totals as shown.

Figure 27 presents the water and wastewater utility operating expense and capital outlay forecast along with transfers for the ten-year forecast period. This chart excludes debt service expenses which are detailed later in this report. Details behind these calculations can be found in the rate model summarized in **Appendix A**. This forecast is based on the following set of assumptions:

- Most operating costs are expected to increase around the rate of inflation.
- Certain expenses will increase at above-inflation rates, to reflect the rapid rate of increase of these costs. These expenses are workers' compensation, chemicals, fuel, equipment, and insurance.
- Many other operating expenses are expected to increase significantly due to the rapid growth in accounts. Growth impacts such volume-related expenses as chemicals, electricity, gasoline, etc.
- UTRWD's increasing costs and the need for $316.5 million in new debt to fund the CIP projects are driving the need to create a new long-term rate plan.
- The forecast includes an annual transfer to the General Fund for General and Administrative services. These transfers are forecast to increase at the inflation rate plus the annual account growth rate.

Figure 27

CURRENT AND FORECAST COST OF SERVICE

SCENARIO:

2026 02 17 -- Debt A ($316.05M)

	Operating Expenses	Capital Outlays	Debt Service	Transfers & Contingencies	Total Cost of Service
WATER					
2026	$ 18,795,847	$ 225,952	$ 9,843,259	$ 6,658,018	**$ 35,523,076**
2027	21,228,751	232,731	12,756,046	946,991	**35,164,518**
2028	24,574,106	239,712	15,083,628	963,596	**40,861,042**
2029	28,909,031	246,904	18,825,027	980,569	**48,961,531**
2030	32,105,204	254,311	22,172,909	997,285	**55,529,709**
2031	36,863,765	261,940	24,885,846	1,011,168	**63,022,719**
2032	41,464,541	269,799	28,228,991	1,025,388	**70,988,719**
2033	46,527,415	277,892	31,624,954	1,039,954	**79,470,215**
2034	52,094,230	286,229	34,982,034	1,054,875	**88,417,368**
2035	58,210,210	294,816	37,520,567	1,070,163	**97,095,757**
WASTEWATER					
2026	12,963,458	279,000	6,755,828	4,514,185	**24,512,471**
2027	16,751,546	287,370	7,946,648	758,087	**25,743,651**
2028	20,718,407	295,991	10,016,697	773,057	**31,804,153**
2029	22,020,519	304,871	10,142,402	788,391	**33,256,184**
2030	24,206,552	314,017	12,692,070	803,681	**38,016,321**
2031	26,552,392	323,437	15,062,875	817,234	**42,755,939**
2032	28,914,269	333,141	16,340,346	831,141	**46,418,897**
2033	32,234,680	343,135	18,464,120	845,413	**51,887,348**
2034	34,239,261	353,429	20,729,272	860,059	**56,182,020**
2035	36,428,655	364,032	22,311,631	875,090	**59,979,408**
TOTAL					
2026	31,759,305	504,952	16,599,087	11,172,203	**60,035,547**
2027	37,980,297	520,101	20,702,694	1,705,078	**60,908,169**
2028	45,292,513	535,704	25,100,325	1,736,653	**72,665,195**
2029	50,929,551	551,775	28,967,429	1,768,960	**82,217,715**
2030	56,311,757	568,328	34,864,979	1,800,966	**93,546,030**
2031	63,416,157	585,378	39,948,721	1,828,402	**105,778,658**
2032	70,378,810	602,939	44,569,337	1,856,529	**117,407,616**
2033	78,762,095	621,027	50,089,074	1,885,366	**131,357,562**
2034	86,333,491	639,658	55,711,305	1,914,934	**144,599,388**
2035	94,638,865	658,848	59,832,198	1,945,254	**157,075,164**

Note: Figures shown are rounded, which may result in slight variances for totals as shown.

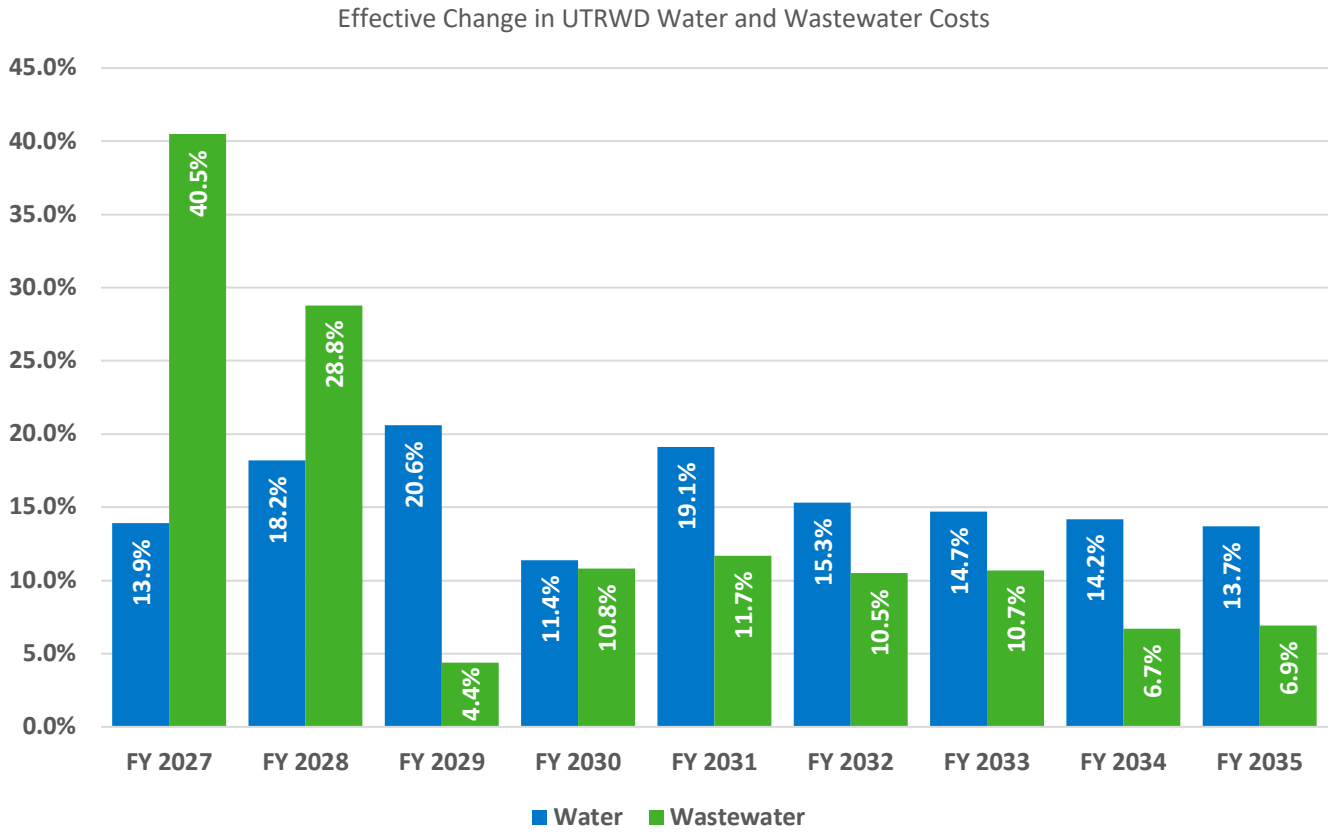
Upper Trinity Regional Water District (UTRWD)

As stated above, a primary component of the City's operating budget is its contractual agreement for treated water service from UTRWD, which is part of operating expense. The project team obtained recent correspondence from UTRWD regarding their preliminary forecasts of the future cost of service. Each year UTRWD updates its forecast of operating and capital expenses, with new rates generally adopted by the UTRWD Board of Directors each fall. UTRWD's preliminary forecast for wholesale water reveals an expected graduated series of rate increases over the next several years as it builds additional infrastructure, develops additional water sources, and expands its operations. These actions will require that the District incur sizable capital outlays and new bond issues which will be factored into the rates charged to customers.

The City also sends a portion of its wastewater flows to UTRWD for treatment. UTRWD maintains wastewater treatment plants and a transmission system utilized in conveying and treating Celina wastewater flows. The respective flows and varying cost projections for each of these wastewater system components were factored into the cost projections for wastewater costs in the rate model.

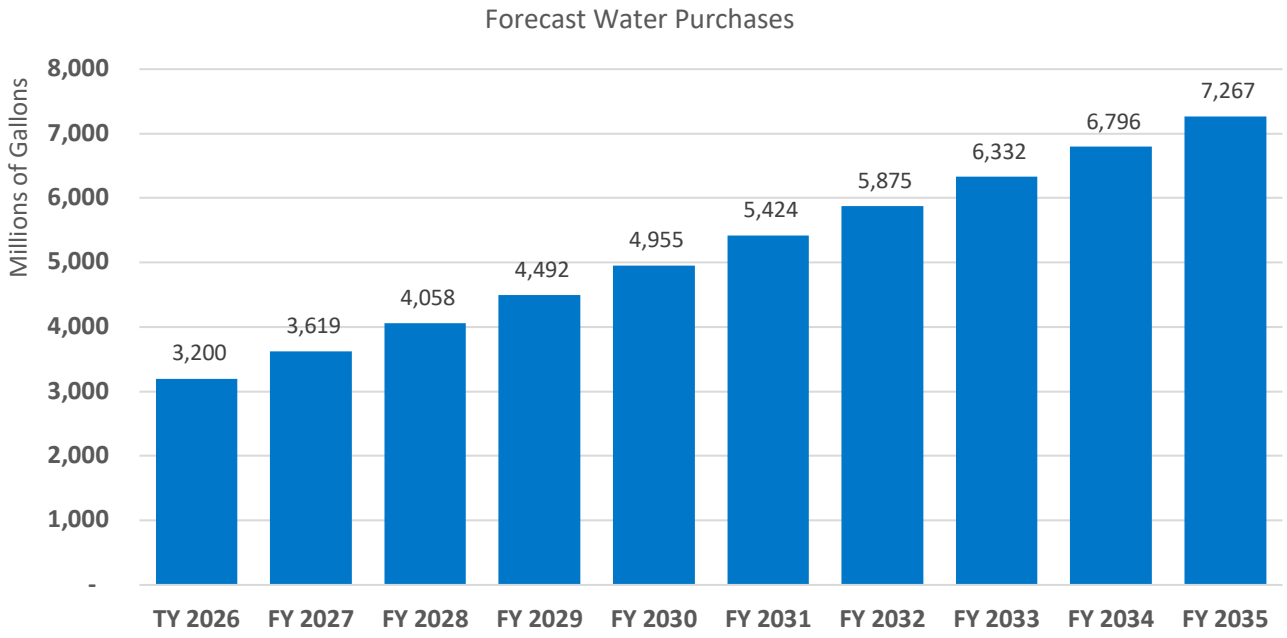
Figure 28 presents the forecast effective percentage increases in the City's total cost of UTRWD's water and wastewater services for the next decade. Importantly, these increases do not just reflect cost increases by UTRWD; they also incorporate Celina's significant forecast growth in accounts and demand.

Figure 28



The forecast water purchases from UTRWD are presented in **Figure 29.** Based on current account growth estimates, water purchases from UTRWD are expected to increase from approximately 3.2 billion gallons in FY 2026 to nearly 7.3 billion in FY 2035.

Figure 29



Capital Improvement Plan

The City has developed a comprehensive capital improvement plan ("CIP") for its water and wastewater system. The plan includes estimates for capital improvements FY 2026 – FY 2030. This plan includes an aggressive list of projects required to meet the City's utility service needs given its remarkably high growth forecasts in number of accounts and water/wastewater demands. The water CIP includes pumps and expansion of the distribution system, repairs, and upgrades. The wastewater CIP includes wastewater treatment and expansion of the collection system, and improvements to infrastructure. In developing a financial forecast, the project team used the totals provided by the City to determine an overall estimate for capital spending needs. This total CIP for the next five years is **$384,184,967** presented in **Figure 30.**

Figure 30

CAPITAL IMPROVEMENT PLAN 2026 - 2030		
WATER PROJECTS		
12-INCH WATER LINE ALONG DALLAS NORTH TOLLWAY	$	2,700,000
18-INCH WATER LINE ON DOE BRANCH BOULEVARD		500,000
24-INCH WATER LINE ON GA MOORE PARKWAY FROM COIT TO CUSTER		5,692,940
24-INCH WATER LINE ON J FRED SMITH PARKWAY FROM PRESTON TO COIT		4,207,060
3.0 MGD LPP ELEVATED STORAGE TANK (UPTOWN)		17,400,000
36-INCH WATER LINE COIT ROAD (GLENDENNING TO SUNSET)		5,400,000
54-INCH WATER LINE ON DALLAS PKWY FROM CELINA PUMP STATION		11,350,000
54-INCH WATER LINE ON GLENDENNING PKWY FROM CELINA PUMP STATION		15,900,000
CCN ACQUISITION FROM MARILEE ROAD		8,000,000
CELINA ROAD & SE PUMP STATION WELLS		18,150,000
CELINA ROAD GROUND STORAGE TANK #2		16,000,000
CELINA ROAD PUMP STATION FROM 25 MGD TO 35 MGD		56,100,000
CHOATE PARKWAY - KINSHIP TO ROSELAND		1,254,000
DECOMMISSIONING OF DOWNTOWN PUMP STATION		1,000,000
DOWNTOWN WATER IMPROVEMENTS		4,000,000
FRONTIER PARKWAY WATER LINE - PRESTON HILLS CIRCLE TO COIT		3,016,125
HILLSIDE VILLAGE WATER UPSIZE		106,280
RAINWATER OVERSIZE		350,000
RAMBLE WATER OVERSIZE		6,000,000
RELOCATION OF 12" AND 36" WATERLINE ALONG FM 428		10,200,000
SE PUMP STATION & GROUND STORAGE TANK		36,000,000
GLENDENNING TRANSMISSION LINE		16,000,000
WATER CONSERVATION ORDINANCE REVIEW		75,000
Total Water Projects	**$**	**239,401,405**
WASTEWATER PROJECTS		
DOWNTOWN WWTP PHASE II	$	50,800,000
LEGACY HILLS WASTEWATER TREATMENT PLANT		40,000,000
BUSINESS 289 GRAVITY SEWER UPGRADES		1,100,000
CAMBRIDGE CROSSING		322,000
CELINA NORTH OUTFALL GRAVITY SEWER UPGRADES		640,000
DOWNTOWN SEWER IMPROVEMENTS		4,000,000
DOWNTOWN SEWER UPGRADES - PERMANENT CITY HALL		4,000,000
FRONTIER LIFT STATION & FORCE MAIN UPGRADES		4,500,000
PARALLEL DOE BRANCH INTERCEPTOR - PARVIN TO LEGACY		22,500,000
PARALLEL DOE BRANCH INTERCEPTOR - LEGACY TO DALLAS PKWY		2,000,000
PARKS AT WILSON CREEK		4,000,000
PARKSIDE LIFT STATION IMPROVEMENTS		1,000,000
RAMBLE SEWER OVERSIZE		6,325,000
SERENADE MUD SEWER UPSIZE		2,026,562
UTILITY OVERSIZING		1,570,000
Total Wastewater Projects	**$**	**144,783,562**
Total Water and Wastewater Projects	**$**	**384,184,967**

Existing and Forecast Debt Service

The City expects to issue over $316 million in debt over the next five years to finance a significant portion of the water and wastewater CIP. **Figure 31** presents the forecast annual debt to be issued by the City to fund the CIP. The debt is assumed to have a 30-year term and an interest rate of 5.0%.

The project team estimates that CIP funding will continue from FY 2031-FY 2035 at about $65 million per year

Figure 31

FORECAST DEBT ISSUANCES

	Water	Wastewater	Total
FY 2026	$ 45,500,000	$ 20,000,000	**$ 65,500,000**
FY 2027	$ 40,350,000	$ 30,800,000	**$ 71,150,000**
FY 2028	$ 58,600,000	$ 10,250,000	**$ 68,850,000**
FY 2029	$ 33,000,000	$ 20,750,000	**$ 53,750,000**
FY 2030	$ 30,800,000	$ 26,000,000	**$ 56,800,000**
Total	**$ 208,250,000**	**$ 107,800,000**	**$ 316,050,000**

Figure 32 presents current and forecast debt service for the water and wastewater utility over a five-year forecast period.

Figure 32

CURRENT AND FORECAST DEBT SERVICE

	Water		Wastewater		
Year	**Current**	**Forecast**	**Current**	**Forecast**	**Total**
2026	$9,843,259	$ -	$ 6,755,828	$ -	**$ 16,599,087**
2027	9,480,480	3,275,566	6,506,839	1,439,809	**20,702,694**
2028	9,721,505	5,362,123	6,672,264	3,344,433	**25,100,325**
2029	9,719,759	9,105,268	6,671,066	3,471,336	**28,967,429**
2030	10,632,609	11,540,300	7,297,591	5,394,479	**34,864,979**

Non-Rate Revenues

Although rate revenues constitute the majority of the revenue received by the City of Celina for water and wastewater service, a certain amount of revenue is accrued from non-rate sources. These revenues include connection fees, miscellaneous charges, permit fees, testing fees, construction water, and other fees. These non-rate revenues are subtracted from the overall budget to determine the revenue requirement to be raised from rates.

Revenue from these fees is expected to continue at the current level as the City's population continues to grow. However, if the annual growth in number of accounts begins to slow there will be a corresponding reduction in annual revenue from certain non-rate revenues such as connection fees.

Non-Rate Revenues not specifically and solely tied to either water or wastewater were allocated equally between the two utilities. Except for connection fees, non-rate revenues are projected to remain stable over the forecast period. Annual non-rate revenue totals are presented in **Figure 33.**

Figure 33

FORECAST NON-RATE REVENUES

	Water	Wastewater	Future Infrastructure Fund	Total
2026	$ 9,085,213	$ 4,338,187	$ -	**$ 13,423,400**
2027	9,097,713	4,350,687	-	**$ 13,448,400**
2028	9,818,783	4,498,793	5,750,000	**$ 20,067,576**
2029	9,807,378	4,489,513	5,750,000	**$ 20,046,891**
2030	10,361,341	4,754,664	6,000,000	**$ 21,116,005**
2031	10,370,923	4,754,664	5,500,000	**$ 20,625,587**
2032	9,836,251	4,489,513	5,500,000	**$ 19,825,764**
2033	9,848,242	4,489,513	5,250,000	**$ 19,587,755**
2034	9,861,675	4,489,513	3,250,000	**$ 17,601,188**
2035	9,876,738	4,489,513	-	**$ 14,366,251**

Note: Figures shown are rounded, which may result in slight variances for totals as shown.

Net Revenue Requirement

Figure 34 presents the test year and ten-year forecast for the City's net revenue requirement to be raised from rates for the water and wastewater utility for the test year 2026 and forecast period. The water and wastewater net revenue requirement is expected to increase from **$46,612,147** in TY 2026 to **$142,708,913** in FY 2035.

Figure 34

CURRENT AND FORECAST NET REVENUE REQUIREMENT

	Operating Expenses	+ Capital Outlays	+ Debt Service	+ Transfers & Contingencies	= Total Cost of Service	- Less Non-Rate Revenues	= Net Revenue Requirement
WATER Revenue Requirement							
2026	$ 18,795,847	$ 225,952	$ 9,843,259	$ 6,658,018	**$ 35,523,076**	$ 9,085,213	**26,437,863**
2027	21,228,751	232,731	12,756,046	946,991	**35,164,518**	9,097,713	**26,066,805**
2028	24,574,106	239,712	15,083,628	963,596	**40,861,042**	12,693,783	**28,167,260**
2029	28,909,031	246,904	18,825,027	980,569	**48,961,531**	12,682,378	**36,279,153**
2030	32,105,204	254,311	22,172,909	997,285	**55,529,709**	13,361,341	**42,168,368**
2031	36,863,765	261,940	24,885,846	1,011,168	**63,022,719**	13,120,923	**49,901,796**
2032	41,464,541	269,799	28,228,991	1,025,388	**70,988,719**	12,586,251	**58,402,468**
2033	46,527,415	277,892	31,624,954	1,039,954	**79,470,215**	12,473,242	**66,996,973**
2034	52,094,230	286,229	34,982,034	1,054,875	**88,417,368**	11,486,675	**76,930,693**
2035	58,210,210	294,816	37,520,567	1,070,163	**97,095,757**	9,876,738	**87,219,018**
WASTEWATER Revenue Requirement							
2026	12,963,458	279,000	6,755,828	4,514,185	**24,512,471**	4,338,187	**20,174,284**
2027	16,751,546	287,370	7,946,648	758,087	**25,743,651**	4,350,687	**21,392,964**
2028	20,718,407	295,991	10,016,697	773,057	**31,804,153**	7,373,793	**24,430,360**
2029	22,020,519	304,871	10,142,402	788,391	**33,256,184**	7,364,513	**25,891,671**
2030	24,206,552	314,017	12,692,070	803,681	**38,016,321**	7,754,664	**30,261,657**
2031	26,552,392	323,437	15,062,875	817,234	**42,755,939**	7,504,664	**35,251,274**
2032	28,914,269	333,141	16,340,346	831,141	**46,418,897**	7,239,513	**39,179,384**
2033	32,234,680	343,135	18,464,120	845,413	**51,887,348**	7,114,513	**44,772,835**
2034	34,239,261	353,429	20,729,272	860,059	**56,182,020**	6,114,513	**50,067,507**
2035	36,428,655	364,032	22,311,631	875,090	**59,979,408**	4,489,513	**55,489,895**
TOTAL Revenue Requirement							
2026	31,759,305	504,952	16,599,087	11,172,203	**60,035,547**	13,423,400	**46,612,147**
2027	37,980,297	520,101	20,702,694	1,705,078	**60,908,169**	13,448,400	**47,459,769**
2028	45,292,513	535,704	25,100,325	1,736,653	**72,665,195**	20,067,576	**52,597,619**
2029	50,929,551	551,775	28,967,429	1,768,960	**82,217,715**	20,046,891	**62,170,824**
2030	56,311,757	568,328	34,864,979	1,800,966	**93,546,030**	21,116,005	**72,430,024**
2031	63,416,157	585,378	39,948,721	1,828,402	**105,778,658**	20,625,587	**85,153,070**
2032	70,378,810	602,939	44,569,337	1,856,529	**117,407,616**	19,825,764	**97,581,852**
2033	78,762,095	621,027	50,089,074	1,885,366	**131,357,562**	19,587,755	**111,769,808**
2034	86,333,491	639,658	55,711,305	1,914,934	**144,599,388**	17,601,188	**126,998,201**
2035	94,638,865	658,848	59,832,198	1,945,254	**157,075,164**	14,366,251	**142,708,913**

Note: Figures shown are rounded, which may result in slight variances for totals as shown.

Water Utility Cost Functionalization

Once the total water and wastewater system costs have been identified, the next step in the rate development process is to isolate the costs associated with each system function. Some of these expenditures are a function of base water demand; others are based on the peak demands placed on the system. Certain costs are associated with serving customers regardless of the volume of water use

or wastewater discharge. The basic steps used to allocate the City's water revenue requirements include the following:

1. Each system's costs (revenue requirements) are categorized by utility function (i.e., treatment, distribution, administrative, customer). This process is known as *functionalization*.
2. Functionalized costs are classified based on the service characteristics or the types of demand served by the utility (base and maximum day). This process is known as *classification.*
3. Costs by service characteristic are allocated to customer classes in proportion to the service demands demonstrated by each class.

This three-step process allows for the allocation of system costs in the same terms as customer classes. The approaches described in this section follow standard industry practices. Water system costs are allocated to the following functions:

- *Treatment* – the process by which raw water is converted to potable water
- *Distribution* – the lines that carry water to individual customers' properties
- *Administration* – miscellaneous overhead and other non-operating costs
- *Customer Billing* – the processes involved in billing and providing other services to customers

The results of the allocation process for the test year are summarized in **Figure 35.**

Figure 35

TEST YEAR WATER COST FUNCTIONALIZATION

Function	Revenue Requirement	Percent
Treatment	$ 8,496,482	32.1%
Distribution	10,443,607	39.5%
Administration	5,185,998	19.6%
Customer	2,311,776	8.7%
Total	**26,437,863**	**100.0%**

Water Utility Cost Classification

The allocation of functionalized water system costs to service characteristics follows the base-extra capacity cost allocation method recommended by AWWA. Using this method, costs are segregated into the following categories:

Base costs – capital costs and O&M expenses associated with service to customers under average demand conditions. This category does not include any costs attributable to variations in water use resulting from peaks in demand. Base costs tend to vary directly with the total quantity of water used.

Maximum Day/Extra Capacity costs – costs attributable to facilities that are designed to meet peaking requirements. These costs include capital and operating charges for additional plant and system capacity beyond that required for average usage.

Customer Billing costs – costs associated with any aspect of customer service, including billing, accounting, and meter services. These costs are independent of the amount of water used and the size of the customer's meter and are not subject to peaking factors.

According to AWWA Manual M-1, in the base-extra capacity method, care must be taken in separating costs between those devoted to base capacity and those devoted to extra capacity. The peak to average factor is calculated by dividing the volume on the peak day of the year by the average daily volume. Facilities designed to meet maximum-day requirements, such as the treatment and distribution functions, are allocated 57% (1/1.75) to base, and 43% to extra capacity (Max Day).

All customer service-related costs are allocated 100% to customer billing. Administration costs are generally not directly assignable to individual classifications. Therefore, it is standard rate-making practice to allocate these costs on an indirect basis to service characteristics.

The system-wide costs by service characteristic are shown in **Figure 36**. As with cost functionalization, these percentages are not expected to change significantly in the forecast period.

Figure 36

TEST YEAR WATER COST CLASSIFICATION

Classification	Revenue Requirement	Percent
Base	$ 15,007,614	56.77%
Maximum Day	8,554,340	32.36%
Customer	2,875,909	10.88%
Total	**26,437,863**	**100.0%**

Water Utility Cost Allocation

Allocation of costs by service characteristic to customer classes is based on the proportionate use levels of each characteristic by each class. The total water utility costs by customer class for the test year are summarized in **Figure 37** and for the ten-year forecast period in **Figure 38.**

Figure 37

TEST YEAR WATER COST ALLOCATION

SCENARIO:
2026 02 17 -- Debt A ($316.05M)

Function	2026 Revenue Requirement	Percent
Residential Inside	$ 17,588,411	66.5%
Residential Outside	22,283	0.1%
Commercial Inside	6,475,901	24.5%
Commercial Outside	0	0.0%
Municipal	856,287	3.2%
Fire Hydrant Inside	1,432,380	5.4%
Fire Hydrant Outsid	43,063	0.2%
FH Admin Fee	19,537	0.1%
Total	26,437,863	100.0%

Figure 38

FORECAST WATER COST ALLOCATION

Year	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Municipal	Fire Hydrant Inside	Fire Hydrant	FH Admin Fee	Total
2026	$ 17,588,411	$ 22,283	$ 6,475,901	$ 0	$ 856,287	$ 1,432,380	$ 43,063	$ 19,537	**$ 26,437,863**
2027	17,249,048	18,812	6,525,840	0	842,892	1,367,505	45,335	17,373	**26,066,805**
2028	18,577,240	19,575	7,153,237	0	912,047	1,434,934	52,474	17,753	**28,167,260**
2029	23,879,610	21,731	9,270,580	0	1,192,631	1,819,416	73,436	21,749	**36,279,153**
2030	27,749,985	22,332	10,779,999	0	1,411,284	2,087,413	93,034	24,321	**42,168,368**
2031	32,847,446	24,418	12,724,544	0	1,707,448	2,448,347	120,508	29,086	**49,901,796**
2032	38,314,639	26,297	14,931,069	0	2,066,666	2,873,352	156,088	34,356	**58,402,468**
2033	43,789,024	27,875	17,157,364	0	2,463,078	3,320,406	199,062	40,163	**66,996,973**
2034	50,084,904	29,788	19,710,244	0	2,948,804	3,854,346	255,008	47,600	**76,930,693**
2035	56,567,594	31,880	22,317,025	0	3,494,202	4,428,272	323,331	56,714	**87,219,018**

Wastewater Utility Cost Functionalization and Classification

Wastewater system costs are allocated to the following functions:

- *Treatment -- Volume* – the costs associated with treating wastewater volume discharges
- *Collection* – the lines that transport wastewater from customers' properties to the wastewater treatment plant
- *Administration* – miscellaneous overhead and other non-operating costs
- *Customer Billing* – the processes involved in billing and other services to customers

As was the case for the water system, wastewater utility operating budget line-item expenses are allocated individually to functions. The results of the allocation process are presented on **Figure 39**. As with the water utility, these percentages are not forecast to change significantly during the next ten years.

Figure 39

TEST YEAR WASTEWATER COST FUNCTIONALIZATION

Function	Revenue Requirement	Percent
Treatment	$ 11,786,130	58.4%
Collection	3,866,183	19.2%
Administration	3,815,617	18.9%
Customer	706,354	3.5%
Total	**20,174,284**	**100.0%**

Wastewater Utility Cost Allocation

Allocation of wastewater utility costs by service characteristic to customer classes is performed in the same manner as described for the water utility. The total wastewater utility costs by customer class for the test year are summarized in **Figure 40** and for the ten-year forecast period in **Figure 41.**

Figure 40

TEST YEAR WASTEWATER COST ALLOCATION

Function	Revenue Requirement	Percent
Residential Inside	$ 16,942,971	84.0%
Residential Outside	1,020	0.0%
Commercial Inside	3,229,571	16.0%
Commercial Outside	-	0.0%
Municipal	723	0.0%
Total	**20,174,284**	**100.0%**

Figure 41

FORECAST WASTEWATER COST ALLOCATION

Year	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside	Municipal	Total
2026	$ 16,942,971	$ 1,020	$ 3,229,571	$ -	$ 723	**$ 20,174,284**
2027	17,604,506	1,014	3,786,686	-	758	**21,392,964**
2028	19,798,175	986	4,630,386	-	814	**24,430,360**
2029	20,773,972	976	5,115,887	-	835	**25,891,671**
2030	24,090,930	994	6,168,840	-	892	**30,261,657**
2031	27,869,307	1,016	7,379,980	-	971	**35,251,274**
2032	30,747,676	1,039	8,429,620	-	1,049	**39,179,384**
2033	34,900,862	1,080	9,869,731	-	1,162	**44,772,835**
2034	38,780,764	1,102	11,284,396	-	1,244	**50,067,507**
2035	42,735,893	1,140	12,751,518	-	1,344	**55,489,895**

SECTION IV | WATER AND WASTEWATER RATE DESIGN

Rate design involves determining charges for each class of customers that will generate a desired level of revenue in accordance with AWWA and other industry cost of service rate-making principles. The water and wastewater rates developed in this section are designed to recover the test year and forecast revenue requirements while providing funding for the identified capital improvements and existing debt service. In this section the project team is presenting its recommended rate plan for the City.

Water and Wastewater Rate Plan

Figures 42 and 43 present a summary of the water and wastewater rate plan proposed for Residential and Commercial customers for the City of Celina, respectively. The following is notable about this rate proposal:

- The project team recommends no changes to water and wastewater rates during FY2026.
- The project team forecasts that annual rate increases will be required beginning in April 2027. If adopted, this will be the first change to rates since June 2023.
- The fundamental water and wastewater rate structures will remain unchanged; except for a rebalancing of the commercial wastewater volume rate which is designed to better reflect the commercial wastewater cost of service.
- With the commercial wastewater volume rate exception, all other proposed adjustments will be applied uniformly on a percentage basis to both base charges and volumetric rates.
- The proposal assumes annual transfers from the Future Infrastructure Fee Fund to support debt service payments, thereby helping to moderate the magnitude of rate increases.

A significant contributing factor for Celina is continued, robust customer growth, which generates additional revenue to partially offset inflation-driven increases in operating and capital expenditures, thereby moderating rate impacts.

Figure 44 presents the impact on residential and commercial water and wastewater monthly charges of the rate proposal.

Figure 42

CITY OF CELINA
WATER/WASTEWATER COST OF SERVICE MODEL

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

				Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
1	**MONTHLY RATES AND CHARGES | WATER**								
WI1	**Residential Inside**								
	Monthly Minimum Charge								
			3/4"	$ 24.56	$ 24.56	$ 25.54	$ 26.56	$ 27.89	$ 29.29
			1"	41.30	41.30	42.95	44.67	46.90	49.25
			1 1/2"	82.61	82.61	85.91	89.35	93.82	98.51
			2"	132.18	132.18	137.47	142.97	150.11	157.62
	Volume Rate/1,000 Gal								
	2,001	10,000		$ 5.37	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40
	10,001	20,000		8.13	8.13	8.46	8.79	9.23	9.69
	20,001	30,000		9.57	9.57	9.95	10.35	10.87	11.41
	30,001	Above		13.81	13.81	14.36	14.94	15.68	16.47
WO1	**Residential Outside**								
	Monthly Minimum Charge								
			3/4"	$ 36.84	$ 36.84	$ 38.31	$ 39.85	$ 41.84	$ 43.93
			1"	61.95	61.95	64.43	67.01	70.36	73.87
			1 1/2"	123.92	123.92	128.88	134.03	140.73	147.77
			2"	198.27	198.27	206.20	214.45	225.17	236.43
	Volume Rate/1,000 Gal								
	2,001	10,000		$ 8.05	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60
	10,001	20,000		12.19	12.19	12.68	13.18	13.84	14.54
	20,001	30,000		14.35	14.35	14.92	15.52	16.30	17.11
	30,001	Above		20.72	20.72	21.55	22.41	23.53	24.71
WI2	**Commercial Inside**								
	Monthly Minimum Charge								
			3/4"	$ 29.50	$ 29.50	$ 30.68	$ 31.91	$ 33.50	$ 35.18
			1"	51.63	51.63	53.70	55.84	58.64	61.57
			1 1/2"	103.27	103.27	107.40	111.70	117.28	123.15
			2"	165.22	165.22	171.83	178.70	187.64	197.02
			3"	247.83	247.83	257.74	268.05	281.46	295.53
			4"	413.05	413.05	429.57	446.75	469.09	492.55
			6"	843.13	843.13	876.86	911.93	957.53	1,005.40
			8"	1,636.58	1,636.58	1,702.04	1,770.12	1,858.63	1,951.56
	Volume Rate/1,000 Gal								
	2,001	10,000		$ 5.37	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40
	10,001	20,000		8.13	8.13	8.46	8.79	9.23	9.69
	20,001	30,000		9.57	9.57	9.95	10.35	10.87	11.41
	30,001	Above		13.81	13.81	14.36	14.94	15.68	16.47
WO2	**Commercial Outside**								
	Monthly Minimum Charge								
			3/4"	$ 44.25	$ 44.25	$ 46.02	$ 47.86	$ 50.25	$ 52.77
			1"	77.45	77.45	80.55	83.77	87.96	92.36
			1 1/2"	154.90	154.90	161.10	167.54	175.92	184.71
			2"	247.84	247.84	257.75	268.06	281.47	295.54
			3"	371.74	371.74	386.61	402.07	422.18	443.29
			4"	619.58	619.58	644.36	670.14	703.64	738.83
			6"	-	-	1,315.28	1,367.89	1,436.29	1,508.10
			8"	-	-	2,553.06	2,655.19	2,787.95	2,927.34
	Volume Rate/1,000 Gal								
	2,001	10,000		$ 8.05	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60
	10,001	20,000		12.19	12.19	12.68	13.18	13.84	14.54
	20,001	30,000		14.35	14.35	14.92	15.52	16.30	17.11
	30,001	Above		20.72	20.72	21.55	22.41	23.53	24.71

Figure 43

CITY OF CELINA
WATER/WASTEWATER COST OF SERVICE MODEL

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

2 MONTHLY RATES AND CHARGES | WASTEWATER

			Current	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
WWI1	**Residential Inside**							
	Monthly Minimum Charge							
		3/4"	$ **25.54**	$ 25.54	$ 26.56	$ 27.62	$ 28.73	$ 29.88
		1"	**45.90**	45.90	47.74	49.65	51.63	53.70
		1 1/2"	**85.66**	85.66	89.09	92.65	96.36	100.21
		2"	**146.85**	146.85	152.72	158.83	165.19	171.79
	Volume Rate/1,000 Gal							
	-	5,000	$ **6.37**	$ 6.37	$ 6.62	$ 6.89	$ 7.17	$ 7.45
	5,001	Above	**7.88**	7.88	8.20	8.52	8.86	9.22
WWO1	**Residential Outside**							
	Monthly Minimum Charge							
		3/4"	$ **38.32**	$ 38.32	$ 39.85	$ 41.45	$ 43.10	$ 44.83
		1"	**68.84**	68.84	71.59	74.46	77.44	80.53
		1 1/2"	**128.49**	128.49	133.63	138.97	144.53	150.32
		2"	**220.27**	220.27	229.08	238.24	247.77	257.68
	Volume Rate/1,000 Gal							
	-	5,000	$ **9.55**	$ 9.55	$ 9.93	$ 10.33	$ 10.74	$ 11.17
	5,001	Above	**11.82**	11.82	12.29	12.78	13.30	13.83
WWI2	**Commercial Inside**							
	Monthly Minimum Charge							
		3/4"	$ **30.59**	$ 30.59	$ 31.81	$ 33.09	$ 34.41	$ 35.79
		1"	**57.37**	57.37	59.66	62.05	64.53	67.11
		1 1/2"	**107.08**	107.08	111.36	115.82	120.45	125.27
		2"	**183.56**	183.56	190.90	198.54	206.48	214.74
		3"	**256.96**	256.96	267.24	277.93	289.05	300.61
		4"	**458.90**	458.90	477.26	496.35	516.20	536.85
		6"	**917.80**	917.80	954.51	992.69	1,032.40	1,073.70
		8"	**1,835.60**	1,835.60	1,909.02	1,985.38	2,064.80	2,147.39
	Volume Rate/1,000 Gal							
	2,001	Above	$ **6.94**	$ 6.94	$ 7.47	$ 8.02	$ 8.59	$ 9.22
WWO2	**Commercial Outside**							
	Monthly Minimum Charge							
		3/4"	$ **45.89**	$ 45.89	$ 47.73	$ 49.63	$ 51.62	$ 53.68
		1"	**86.06**	86.06	89.50	93.08	96.81	100.68
		1 1/2"	**160.63**	160.63	167.06	173.74	180.69	187.91
		2"	**275.34**	275.34	286.35	297.81	309.72	322.11
		3"	**-**	-	400.86	416.89	433.57	450.91
		4"	**688.36**	688.36	715.89	744.53	774.31	805.28
		6"	**-**	-	1,431.77	1,489.04	1,548.60	1,610.54
		8"	**-**	-	2,863.54	2,978.08	3,097.20	3,221.09
	Volume Rate/1,000 Gal							
	2,001	Above	$ **10.41**	$ 10.41	$ 11.20	$ 12.02	$ 12.88	$ 13.83

Figure 44

		Current	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
5	**RESIDENTIAL MONTHTLY CHARGES | WATER AND WASTEWATER COMBINED**						
	5kGal Water & 5kGal WW | 1" Meter						
	Total	**$ 135.16**	$ 135.16	$ 140.57	$ 146.19	$ 152.66	$ 159.42
	Dollar Inc		$ -	$ 5.41	$ 5.62	$ 6.47	$ 6.76
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.4%*	*4.4%*
	10kgal Water & 10kGal WW | 1" Meter						
	Total	**$ 201.41**	$ 201.41	$ 209.47	$ 217.85	$ 227.47	$ 237.53
	Dollar Inc		$ -	$ 8.06	$ 8.38	$ 9.63	$ 10.06
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.4%*	*4.4%*
	20kGal Water & 12kGal WW I 1" Meter						
	Total	**$ 298.47**	$ 298.47	$ 310.41	$ 322.83	$ 337.53	$ 352.91
	Dollar Inc		$ -	$ 11.94	$ 12.42	$ 14.70	$ 15.38
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.6%*	*4.6%*
	30kGal Water & 12kGal WW | 1" Meter						
	Total	**$ 394.17**	$ 394.17	$ 409.94	$ 426.33	$ 446.21	$ 467.03
	Dollar Inc		$ -	$ 15.77	$ 16.40	$ 19.88	$ 20.82
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.7%*	*4.7%*
6	**COMMERCIAL MONTHLY CHARGES | WATER AND WASTEWATER COMBINED**						
	30kGal Water & 30kGal WW | 1 1/2" Meter						
	Total -	**$ 624.63**	$ 624.63	$ 656.62	$ 689.88	$ 727.97	$ 768.83
	Dollar Inc		$ -	$ 31.99	$ 33.26	$ 38.09	$ 40.86
	Percent Inc		*0.0%*	*5.1%*	*5.1%*	*5.5%*	*5.6%*
	60kGal Water & 60kGal WW | 1 1/2" Meter						
	Total -	**$ 1,247.13**	$ 1,247.13	$ 1,311.52	$ 1,378.48	$ 1,456.09	$ 1,539.42
	Dollar Inc		$ -	$ 64.39	$ 66.96	$ 77.62	$ 83.33
	Percent Inc		*0.0%*	*5.2%*	*5.1%*	*5.6%*	*5.7%*

Note: Figures shown are rounded, which may result in slight variances for totals as shown.

The projected rate revenues developed in this section are forecast to be sufficient to fund all operating and current scheduled capital obligations through FY 2030 if all recommendations are implemented. Rate revenues should be sufficient to fund the water and wastewater full cost of service including all existing and future debt service over the five-year period.

Figure 45 presents forecast revenues for the five-year rate plan as well as a forecast for future revenues for a ten-year period.

Figure 45

FORECAST WATER AND WASTEWATER REVENUES						
Fiscal Year	Water Revenues	Wastewater Revenues	Future Infrastructure Fund	Connection Fees	Non-Rate Revenues	Total Revenues
2026	$ 25,297,858	$ 18,870,163	$ -	$ 8,620,000	$ 4,803,400	**$ 57,591,421**
2027	29,066,390	21,827,590	-	8,620,000	4,828,400	**64,342,380**
2028	33,926,454	25,904,631	5,750,000	10,264,176	4,053,400	**79,898,660**
2029	39,223,428	30,255,459	5,750,000	10,243,491	4,053,400	**89,525,778**
2030	45,417,944	35,182,344	6,000,000	11,062,605	4,053,400	**101,716,294**
2031	52,391,501	40,447,192	5,500,000	11,072,187	4,053,400	**113,464,281**
2032	60,619,052	45,772,528	5,500,000	10,272,364	4,053,400	**126,217,343**
2033	70,526,745	51,471,909	5,250,000	10,284,355	4,053,400	**141,586,409**
2034	81,038,447	57,566,217	3,250,000	10,297,788	4,053,400	**156,205,851**
2035	91,414,750	63,814,884	-	10,312,851	4,053,400	**169,595,884**

Figure 46 forecasts revenues and expenses for the next five years under the proposed rate plan. Details behind these calculations can be found in the model summary pages contained in **Appendix A.**

Figure 46

CITY OF CELINA
WATER/WASTEWATER COST OF SERVICE MODEL

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

		2026	2027	2028	2029	2030
3	**Fund Balance, Revenues and Expenses**					
	Beginning Fund Balance	$ 22,201,929	$ 19,757,803	$ 23,192,014	$ 30,425,479	$ 37,733,543
	Revenues and Expenses -- CASH BASIS					
3.1	**Revenues**					
	Water Rate Revenues	$ 25,297,858	$ 29,066,390	$ 33,926,454	$ 39,223,428	$ 45,417,944
	WW Rate Revenues	18,870,163	21,827,590	25,904,631	30,255,459	35,182,344
	IF Contribution	-	-	5,750,000	5,750,000	6,000,000
	Connection Fees	8,620,000	8,620,000	10,264,176	10,243,491	11,062,605
	Other Non-Rate Revenues	4,803,400	4,828,400	4,053,400	4,053,400	4,053,400
	Total Revenues	57,591,421	64,342,380	79,898,660	89,525,778	101,716,294
			12%	*24%*	*12%*	*14%*
3.2	Operating Expenses	31,759,305	37,980,297	45,292,513	50,929,551	56,311,757
3.3	Capital Outlays	504,952	520,101	535,704	551,775	568,328
3.4	Transfers	11,172,203	1,705,078	1,736,653	1,768,960	1,800,966
3.5	Net Revenues for Debt Service and Coverage	14,154,961	24,136,905	32,333,791	36,275,493	43,035,243
	Debt Service					
	Current Debt Service	16,599,087	15,987,319	16,393,769	16,390,825	17,930,200
	Future Debt Service	-	4,715,375	8,706,556	12,576,604	16,934,779
3.6	Total Debt Service	16,599,087	20,702,694	25,100,325	28,967,429	34,864,979
3.7	Total Cost of Service -- CASH Basis	60,035,547	60,908,169	72,665,195	82,217,715	93,546,030
			1%	*19%*	*13%*	*14%*
3.8	**Net Revenues for Contingency and Coverage**	**(2,444,126)**	**3,434,211**	**7,233,465**	**7,308,064**	**8,170,264**
	Percent of COS	-4.1%	5.6%	10.0%	8.9%	8.7%
	Debt Coverage (Line 3.5/Line 3.6)	**0.85**	**1.17**	**1.29**	**1.25**	**1.23**
	Debt Coverage ((Lines 3.5+3.4+3.3)/Line 3.6)	**1.56**	**1.27**	**1.38**	**1.33**	**1.30**
	Ending Water & Sewer Combined Fund Balance	**19,757,803**	**23,192,014**	**30,425,479**	**37,733,543**	**45,903,807**

Notes on Rate Recommendations

The forecast and recommendations presented in this study represent a combination of the best information available from the City of Celina and the project team's expertise. However, this forecast relies in part on assumptions about future events and events beyond the control of the project team (such as account growth rates within the City). The forecast and recommendations contained in this study may be subject to revision if any of the following events occurs:

- Actual growth in accounts and consumed volumes is less than (or significantly greater than) forecast.
- Capital improvement plan funding costs increase significantly due to the rising cost of materials or other factors.
- Unforeseen events impact the City, such as extended recessions, natural catastrophes, or terrorist attacks.
- Significant and long-lasting changes in weather patterns.
- Increases, decreases, or changes in interest rates, coverage requirements, or reserve requirements for long-term debt.
- The City of Celina budget levels or priorities change significantly from those forecasts in this study.
- It should be noted that none of these events are foreseen by the project team or the City at this time.
- If any of these events occur, the City may be compelled to consider further adjustments to its water and wastewater rates.

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City of Celina

Utility Rate Analysis Dashboard

Future Debt Term 30

Water Future Bond Issues

	Alternative	Proposed
2026		$ 45,500,000
2027		$ 40,350,000
2028		$ 58,600,000
2029		$ 33,000,000
2030		$ 30,800,000
2031		$ 40,000,000
2032		$ 40,000,000
2033		$ 40,000,000
2034		$ 40,000,000
2035		$ 40,000,000

Sewer Future Bond Issues

	Alternative	Proposed
2026		$ 20,000,000
2027		$ 30,800,000
2028		$ 10,250,000
2029		$ 20,750,000
2030		$ 26,000,000
2031		$ 25,000,000
2032		$ 25,000,000
2033		$ 25,000,000
2034		$ 25,000,000
2035		$ 25,000,000

2026-2030 Debt	$ 316,050,000
Total Future Debt	$ 641,050,000

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Water Rate Adjustments											
Meter Charge		0.00%	4.00%	4.00%	5.00%	5.00%	6.00%	8.00%	8.00%	6.00%	5.00%
Volume Charge		0.00%	4.00%	4.00%	5.00%	5.00%	6.00%	8.00%	8.00%	6.00%	5.00%
		121	140	154	169	180	186	195	203	214	226
Sewer Rate Adjustments											
Base Charge		0.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%
Volume Charge	Residential	0.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%
	Non-Residential	0.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%

NOTE:

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CITY OF CELINA

WATER/WASTEWATER COST OF SERVICE MODEL

Revenue and Expense Summary

Scenario: 2026 02 17 -- Debt A ($316.05M)

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	**TOTAL Revenues and Expenses -- CASH BASIS**										
	Beginning Fund Balance	$ 22,201,929	$ 19,757,803	$ 23,192,014	$ 30,425,479	$ 37,733,543	$ 45,903,807	$ 53,589,429	$ 62,399,157	$ 72,628,004	$ 84,234,467
1.1	**Rate Revenues**										
	Water Rate Revenue										
WI1	Residential Inside	15,392,781	17,690,663	20,663,397	23,943,372	27,831,145	32,178,644	37,184,808	43,181,577	49,497,428	55,671,710
WI2	Commercial Inside	7,505,845	8,725,621	10,270,164	11,885,708	13,715,513	15,778,731	18,286,528	21,304,633	24,505,651	27,662,335
WI3	Municipal	-	-	-	-	-	-	-	-	-	-
WI4	Fire Hydrant Inside	2,266,134	2,502,515	2,826,979	3,206,599	3,657,182	4,188,104	4,861,300	5,702,808	6,636,032	7,609,530
WI5	Fire Hydrant Outside	31,265	38,144	47,603	59,652	75,162	95,091	121,939	158,033	203,159	257,367
WI6	FH Admin Fee	79,200	86,437	94,380	103,106	112,703	123,268	134,914	147,768	161,974	177,699
WO1	Residential Outside	22,102	22,471	23,370	24,404	25,624	27,015	28,869	31,178	33,401	35,261
WO2	Commercial Outside	531	540	561	586	616	649	694	749	802	847
	Total	**25,297,858**	**29,066,390**	**33,926,454**	**39,223,428**	**45,417,944**	**52,391,501**	**60,619,052**	**70,526,745**	**81,038,447**	**91,414,750**
	Wastewater Rate Revenue										
WWI1	Residential Inside	16,376,551	18,680,616	21,897,841	25,342,555	29,250,439	33,430,406	37,657,173	42,168,593	46,980,675	51,896,688
WWI2	Commercial Inside	2,492,413	3,145,755	4,005,522	4,911,586	5,930,534	7,015,360	8,113,872	9,301,774	10,583,937	11,916,535
WWO1	Residential Outside	1,199	1,219	1,268	1,318	1,371	1,426	1,483	1,542	1,604	1,661
	Total	18,870,163	21,827,590	25,904,631	30,255,459	35,182,344	40,447,192	45,772,528	51,471,909	57,566,217	63,814,884
	IF Contribution	-	-	5,750,000	5,750,000	6,000,000	5,500,000	5,500,000	5,250,000	3,250,000	-
	Connection Fees	8,620,000	8,620,000	10,264,176	10,243,491	11,062,605	11,072,187	10,272,364	10,284,355	10,297,788	10,312,851
	Non-Rate Revenues	4,803,400	4,828,400	4,053,400	4,053,400	4,053,400	4,053,400	4,053,400	4,053,400	4,053,400	4,053,400
	Total Revenues	**57,591,421**	**64,342,380**	**79,898,660**	**89,525,778**	**101,716,294**	**113,464,281**	**126,217,343**	**141,586,409**	**156,205,851**	**169,595,884**
	Cost of Service										
	DEPT/DIV CODE										
24	Utility Billing	1,774,856	1,923,661	2,162,898	2,329,111	2,503,477	2,596,442	2,693,088	2,793,572	2,898,055	3,006,706
21	Water Operations	6,474,728	7,243,134	8,104,739	9,197,716	10,201,351	10,985,210	11,792,293	12,653,721	13,573,931	14,557,807
22	WW Collections	1,948,137	2,192,823	2,581,350	3,090,071	3,419,726	3,613,491	3,811,166	4,696,551	4,985,377	5,287,911
25	WW Treatment	1,681,251	1,718,192	1,754,458	1,791,644	1,828,953	1,863,067	1,898,099	1,934,079	1,971,033	2,008,990
UTRWD-W	Upper Trinity Regional Water District- Water	11,404,508	12,992,157	15,352,355	18,508,464	20,610,952	24,537,643	28,281,423	32,430,975	37,023,621	42,099,613
UTRWD-S	Upper Trinity Regional Water District- Sewer	-	-	-	-	-	-	-	-	-	-
UTRWD-S	Upper Trinity Regional Water District- Sewer	8,475,825	11,910,330	15,336,712	16,012,545	17,747,297	19,820,305	21,902,741	24,253,197	25,881,474	27,677,838
	Total	**31,759,305**	**37,980,297**	**45,292,513**	**50,929,551**	**56,311,757**	**63,416,157**	**70,378,810**	**78,762,095**	**86,333,491**	**94,638,865**

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		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	COST CENTER CODE										
1	Personnel Svcs	5,489,090	6,126,769	6,926,495	7,909,227	8,658,349	8,917,042	9,183,491	9,457,927	9,740,592	10,031,731
2	Contractual	1,531,954	1,584,973	1,668,252	1,773,579	1,844,983	1,917,472	1,991,488	2,310,624	2,416,818	2,527,720
3	Materials & Supplies	2,624,592	2,945,891	3,350,686	3,790,878	4,249,821	4,734,352	5,220,653	5,915,980	6,477,793	7,071,100
4	Operations	915,231	1,048,197	1,229,965	1,448,123	1,652,337	1,878,003	2,121,336	2,646,192	2,973,129	3,334,413
5	Utilities	1,286,853	1,339,791	1,394,892	1,452,585	1,512,843	1,575,110	1,640,362	1,708,763	1,780,476	1,855,673
6	Administration	31,252	32,190	33,155	34,150	35,174	36,230	37,317	38,436	39,589	40,777
UTRWD-W	Upper Trinity Regional Water District- Water	11,404,508	12,992,157	15,352,355	18,508,464	20,610,952	24,537,643	28,281,423	32,430,975	37,023,621	42,099,613
UTRWD-S	Upper Trinity Regional Water District- Sewer	8,475,825	11,910,330	15,336,712	16,012,545	17,747,297	19,820,305	21,902,741	24,253,197	25,881,474	27,677,838
	Total	**31,759,305**	**37,980,297**	**45,292,513**	**50,929,551**	**56,311,757**	**63,416,157**	**70,378,810**	**78,762,095**	**86,333,491**	**94,638,865**
1.2	**Total Operating Expenses**	**31,759,305**	**37,980,297**	**45,292,513**	**50,929,551**	**56,311,757**	**63,416,157**	**70,378,810**	**78,762,095**	**86,333,491**	**94,638,865**
1.3	**Capital Outlays**	**504,952**	**520,101**	**535,704**	**551,775**	**568,328**	**585,378**	**602,939**	**621,027**	**639,658**	**658,848**
1.4	**Transfers**	**11,172,203**	**1,705,078**	**1,736,653**	**1,768,960**	**1,800,966**	**1,828,402**	**1,856,529**	**1,885,366**	**1,914,934**	**1,945,254**
1.5	**Net Revenues for Debt Service and Coverage**	**14,154,961**	**24,136,905**	**32,333,791**	**36,275,493**	**43,035,243**	**47,634,343**	**53,379,065**	**60,317,921**	**67,317,768**	**72,352,918**
	Debt Service										
	Debt Service -- Current	16,599,087	15,987,319	16,393,769	16,390,825	17,930,200	17,937,306	17,944,006	17,905,500	17,882,863	17,781,850
	Debt Service -- Future	-	4,715,375	8,706,556	12,576,604	16,934,779	22,011,415	26,625,331	32,183,574	37,828,442	42,050,348
1.6	**Total Debt Service**	**16,599,087**	**20,702,694**	**25,100,325**	**28,967,429**	**34,864,979**	**39,948,721**	**44,569,337**	**50,089,074**	**55,711,305**	**59,832,198**
1.7	**Total Cost of Service**	**60,035,547**	**60,908,169**	**72,665,195**	**82,217,715**	**93,546,030**	**105,778,658**	**117,407,616**	**131,357,562**	**144,599,388**	**157,075,164**
1.8	**Net Revenues for Contingency and Coverage**	**(2,444,126)**	**3,434,211**	**7,233,465**	**7,308,064**	**8,170,264**	**7,685,623**	**8,809,728**	**10,228,847**	**11,606,463**	**12,520,720**
	Percent of COS	-4.2%	5.3%	9.1%	8.2%	8.0%	6.8%	7.0%	7.2%	7.4%	7.4%
	Ending Fund Balance	**19,757,803**	**23,192,014**	**30,425,479**	**37,733,543**	**45,903,807**	**53,589,429**	**62,399,157**	**72,628,004**	**84,234,467**	**96,755,187**
	Revenue Adequacy Tests										
	Total Operating + Debt Service + Transfers	59,530,595	60,388,069	72,129,491	81,665,940	92,977,702	105,193,280	116,804,676	130,736,535	143,959,730	156,416,316
	Expenses Per Day	163,098	165,447	197,615	223,742	254,733	288,201	320,013	358,182	394,410	428,538
	Days of Operating Expenses	**121**	**140**	**154**	**169**	**180**	**186**	**195**	**203**	**214**	**226**
	Debt Coverage										
	Excluding CO/Transfers	**1.56**	**1.27**	**1.38**	**1.33**	**1.30**	**1.25**	**1.25**	**1.25**	**1.25**	**1.25**
	All-Inclusive	**0.85**	**1.17**	**1.29**	**1.25**	**1.23**	**1.19**	**1.20**	**1.20**	**1.21**	**1.21**

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		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2	**WATER Revenues and Expenses -- CASH BASIS**										
2.1	**Water Revenues**										
	Water Rate Revenue										
WI1	Residential Inside	$ 15,392,781	$ 17,690,663	$ 20,663,397	$ 23,943,372	$ 27,831,145	$ 32,178,644	$ 37,184,808	$ 43,181,577	$ 49,497,428	$ 55,671,710
WO1	Residential Outside	22,102	22,471	23,370	24,404	25,624	27,015	28,869	31,178	33,401	35,261
WI2	Commercial Inside	7,505,845	8,725,621	10,270,164	11,885,708	13,715,513	15,778,731	18,286,528	21,304,633	24,505,651	27,662,335
WO2	Commercial Outside	531	540	561	586	616	649	694	749	802	847
WI3	Municipal	-	-	-	-	-	-	-	-	-	-
WI4	Fire Hydrant Inside	2,266,134	2,502,515	2,826,979	3,206,599	3,657,182	4,188,104	4,861,300	5,702,808	6,636,032	7,609,530
WI5	Fire Hydrant Outside	31,265	38,144	47,603	59,652	75,162	95,091	121,939	158,033	203,159	257,367
WI6	FH Admin Fee	79,200	86,437	94,380	103,106	112,703	123,268	134,914	147,768	161,974	177,699
	Sub-Total	**25,297,858**	**29,066,390**	**33,926,454**	**39,223,428**	**45,417,944**	**52,391,501**	**60,619,052**	**70,526,745**	**81,038,447**	**91,414,750**
	IF Contribution	-	-	2,875,000	2,875,000	3,000,000	2,750,000	2,750,000	2,625,000	1,625,000	-
	Connection Fees	5,820,000	5,820,000	6,928,570	6,917,165	7,471,128	7,480,710	6,946,038	6,958,029	6,971,462	6,986,525
	Non-Rate Revenues	3,265,213	3,277,713	2,890,213	2,890,213	2,890,213	2,890,213	2,890,213	2,890,213	2,890,213	2,890,213
	Total Revenues	**34,383,071**	**38,164,103**	**46,620,237**	**51,905,806**	**58,779,285**	**65,512,424**	**73,205,302**	**82,999,987**	**92,525,122**	**101,291,488**
	Water Cost of Service										
	DEPT/DIV CODE										
24	Utility Billing	916,611	993,460	1,117,012	1,202,852	1,292,902	1,340,912	1,390,825	1,442,719	1,496,678	1,552,790
21	Water Operations	6,474,728	7,243,134	8,104,739	9,197,716	10,201,351	10,985,210	11,792,293	12,653,721	13,573,931	14,557,807
UTRWD-W	Upper Trinity Regional Water District- Water	11,404,508	12,992,157	15,352,355	18,508,464	20,610,952	24,537,643	28,281,423	32,430,975	37,023,621	42,099,613
UTRWD-S	Upper Trinity Regional Water District- Sewer	-	-	-	-	-	-	-	-	-	-
	Total	**18,795,847**	**21,228,751**	**24,574,106**	**28,909,031**	**32,105,204**	**36,863,765**	**41,464,541**	**46,527,415**	**52,094,230**	**58,210,210**
	COST CENTER CODE										
1	Personnel Svcs	3,054,007	3,442,458	3,893,536	4,503,020	4,959,612	5,108,400	5,261,652	5,419,502	5,582,087	5,749,550
2	Contractual	714,846	739,518	765,166	791,636	819,242	847,828	877,222	907,664	939,197	971,865
3	Materials & Supplies	2,433,272	2,732,367	3,090,564	3,467,988	3,888,970	4,333,649	4,779,641	5,250,702	5,748,289	6,273,959
4	Operations	556,008	662,462	784,934	921,379	1,079,602	1,257,791	1,453,110	1,672,564	1,918,972	2,195,485
5	Utilities	633,205	659,790	687,552	716,544	746,825	778,454	811,493	846,007	882,065	919,738
6	Administration	-	-	-	-	-	-	-	-	-	-
UTRWD-W	Upper Trinity Regional Water District- Water	11,404,508	12,992,157	15,352,355	18,508,464	20,610,952	24,537,643	28,281,423	32,430,975	37,023,621	42,099,613
	Total	**18,795,847**	**21,228,751**	**24,574,106**	**28,909,031**	**32,105,204**	**36,863,765**	**41,464,541**	**46,527,415**	**52,094,230**	**58,210,210**
2.2	**Total Operating Expenses**	**18,795,847**	**21,228,751**	**24,574,106**	**28,909,031**	**32,105,204**	**36,863,765**	**41,464,541**	**46,527,415**	**52,094,230**	**58,210,210**
2.3	**Capital Outlays**	**225,952**	**232,731**	**239,712**	**246,904**	**254,311**	**261,940**	**269,799**	**277,892**	**286,229**	**294,816**
2.4	**Transfers**	**6,658,018**	**946,991**	**963,596**	**980,569**	**997,285**	**1,011,168**	**1,025,388**	**1,039,954**	**1,054,875**	**1,070,163**
2.5	**Net Revenues for Debt Service and Coverage**	**8,703,253**	**15,755,631**	**20,842,822**	**21,769,302**	**25,422,485**	**27,375,551**	**30,445,575**	**35,154,727**	**39,089,787**	**41,716,298**

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		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Debt Service										
	Debt Service -- Current	9,843,259	9,480,480	9,721,505	9,719,759	10,632,609	10,636,822	10,640,796	10,617,962	10,604,538	10,544,637
	Debt Service -- Future	-	3,275,566	5,362,123	9,105,268	11,540,300	14,249,023	17,588,196	21,006,992	24,377,496	26,975,930
2.6	**Total Debt Service**	**9,843,259**	**12,756,046**	**15,083,628**	**18,825,027**	**22,172,909**	**24,885,846**	**28,228,991**	**31,624,954**	**34,982,034**	**37,520,567**
2.7	**Total Cost of Service**	**35,523,076**	**35,164,518**	**40,861,042**	**48,961,531**	**55,529,709**	**63,022,719**	**70,988,719**	**79,470,215**	**88,417,368**	**97,095,757**
2.8	**Net Revenues for Contingency and Coverage**	**(1,140,005)**	**2,999,585**	**5,759,194**	**2,944,275**	**3,249,577**	**2,489,705**	**2,216,584**	**3,529,773**	**4,107,753**	**4,195,731**
	Percent of COS	-3.3%	7.9%	12.4%	5.7%	5.5%	3.8%	3.0%	4.3%	4.4%	4.1%
	Debt Coverage										
	Excluding CO/Transfers	**1.58**	**1.33**	**1.46**	**1.22**	**1.20**	**1.15**	**1.12**	**1.15**	**1.16**	**1.15**
	All-Inclusive	**0.88**	**1.24**	**1.38**	**1.16**	**1.15**	**1.10**	**1.08**	**1.11**	**1.12**	**1.11**
3	**WASTEWATER Revenues and Expenses -- CASH BASIS**										
3.1	**Wastewater Revenues**										
	Wastewater Rate Revenue										
WWI1	Residential Inside	$ 16,376,551	$ 18,680,616	$ 21,897,841	$ 25,342,555	$ 29,250,439	$ 33,430,406	$ 37,657,173	$ 42,168,593	$ 46,980,675	$ 51,896,688
WWO1	Residential Outside	1,199	1,219	1,268	1,318	1,371	1,426	1,483	1,542	1,604	1,661
WWI2	Commercial Inside	2,492,413	3,145,755	4,005,522	4,911,586	5,930,534	7,015,360	8,113,872	9,301,774	10,583,937	11,916,535
WWO2	Commercial Outside	-	-	-	-	-	-	-	-	-	-
WWI3	Municipal	-	-	-	-	-	-	-	-	-	-
	Total	**18,870,163**	**21,827,590**	**25,904,631**	**30,255,459**	**35,182,344**	**40,447,192**	**45,772,528**	**51,471,909**	**57,566,217**	**63,814,884**
	IF Contribution	-	-	2,875,000	2,875,000	3,000,000	2,750,000	2,750,000	2,625,000	1,625,000	-
	Connection Fees	2,800,000	2,800,000	3,335,606	3,326,326	3,591,477	3,591,477	3,326,326	3,326,326	3,326,326	3,326,326
	Non-Rate Revenues	1,538,187	1,550,687	1,163,187	1,163,187	1,163,187	1,163,187	1,163,187	1,163,187	1,163,187	1,163,187
	Total Revenues	**23,208,350**	**26,178,277**	**33,278,424**	**37,619,972**	**42,937,008**	**47,951,856**	**53,012,041**	**58,586,422**	**63,680,730**	**68,304,396**
	Wastewater Cost of Service										
	DEPT/DIV CODE										
24	Utility Billing	858,245	930,201	1,045,886	1,126,259	1,210,575	1,255,529	1,302,263	1,350,853	1,401,377	1,453,916
21	Water Operations	-	-	-	-	-	-	-	-	-	-
22	WW Collections	1,948,137	2,192,823	2,581,350	3,090,071	3,419,726	3,613,491	3,811,166	4,696,551	4,985,377	5,287,911
25	WW Treatment	1,681,251	1,718,192	1,754,458	1,791,644	1,828,953	1,863,067	1,898,099	1,934,079	1,971,033	2,008,990
UTRWD-S	Upper Trinity Regional Water District- Sewer	8,475,825	11,910,330	15,336,712	16,012,545	17,747,297	19,820,305	21,902,741	24,253,197	25,881,474	27,677,838
	Total	**12,963,458**	**16,751,546**	**20,718,407**	**22,020,519**	**24,206,552**	**26,552,392**	**28,914,269**	**32,234,680**	**34,239,261**	**36,428,655**
	COST CENTER CODE										
1	Personnel Svcs	2,435,083	2,684,311	3,032,959	3,406,206	3,698,737	3,808,642	3,921,838	4,038,425	4,158,505	4,282,182
2	Contractual	817,108	845,455	903,086	981,943	1,025,741	1,069,643	1,114,267	1,402,960	1,477,621	1,555,855
3	Materials & Supplies	191,320	213,525	260,122	322,890	360,851	400,704	441,012	665,277	729,503	797,141
4	Operations	359,223	385,735	445,031	526,744	572,735	620,212	668,226	973,628	1,054,157	1,138,929
5	Utilities	653,648	680,001	707,341	736,040	766,018	796,656	828,870	862,756	898,411	935,934
6	Administration	31,252	32,190	33,155	34,150	35,174	36,230	37,317	38,436	39,589	40,777
UTRWD-S	Upper Trinity Regional Water District- Sewer	8,475,825	11,910,330	15,336,712	16,012,545	17,747,297	19,820,305	21,902,741	24,253,197	25,881,474	27,677,838
	Total	**12,963,458**	**16,751,546**	**20,718,407**	**22,020,519**	**24,206,552**	**26,552,392**	**28,914,269**	**32,234,680**	**34,239,261**	**36,428,655**

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		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3.2	**Total Operating Expenses**	**12,963,458**	**16,751,546**	**20,718,407**	**22,020,519**	**24,206,552**	**26,552,392**	**28,914,269**	**32,234,680**	**34,239,261**	**36,428,655**
3.3	**Capital Outlays**	**279,000**	**287,370**	**295,991**	**304,871**	**314,017**	**323,437**	**333,141**	**343,135**	**353,429**	**364,032**
3.4	**Transfers**	**4,514,185**	**758,087**	**773,057**	**788,391**	**803,681**	**817,234**	**831,141**	**845,413**	**860,059**	**875,090**
3.5	**Net Revenues for Debt Service and Coverage**	**5,451,708**	**8,381,274**	**11,490,968**	**14,506,191**	**17,612,758**	**20,258,793**	**22,933,490**	**25,163,195**	**28,227,981**	**30,636,620**
	Debt Service										
	Debt Service -- Current	6,755,828	6,506,839	6,672,264	6,671,066	7,297,591	7,300,484	7,303,210	7,287,539	7,278,325	7,237,213
	Debt Service -- Future	-	1,439,809	3,344,433	3,471,336	5,394,479	7,762,391	9,037,135	11,176,582	13,450,946	15,074,418
3.6	**Total Debt Service**	**6,755,828**	**7,946,648**	**10,016,697**	**10,142,402**	**12,692,070**	**15,062,875**	**16,340,346**	**18,464,120**	**20,729,272**	**22,311,631**
3.7	**Total Cost of Service**	**24,512,471**	**25,743,651**	**31,804,153**	**33,256,184**	**38,016,321**	**42,755,939**	**46,418,897**	**51,887,348**	**56,182,020**	**59,979,408**
3.8	**Net Revenues for Contingency and Coverage**	**(1,304,121)**	**434,626**	**1,474,271**	**4,363,789**	**4,920,687**	**5,195,918**	**6,593,144**	**6,699,074**	**7,498,710**	**8,324,989**
	Percent of COS	-5.6%	1.7%	4.4%	11.6%	11.5%	10.8%	12.4%	11.4%	11.8%	12.2%
	Debt Coverage										
	Excluding CO/Transfers	**1.52**	**1.19**	**1.25**	**1.54**	**1.48**	**1.42**	**1.47**	**1.43**	**1.42**	**1.43**
	All-Inclusive	**0.81**	**1.05**	**1.15**	**1.43**	**1.39**	**1.34**	**1.40**	**1.36**	**1.36**	**1.37**

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CITY OF CELINA
WATER/WASTEWATER COST OF SERVICE MODEL

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

Model Summary
Scenario: 2026 02 17 -- Debt A ($316.05M)

1 Water and Wastewater Rates

Water Rates -- Residential Inside

Monthly Minimum Charge

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3/4"	$ 24.56	$ 25.54	$ 26.56	$ 27.89	$ 29.29	$ 31.04	$ 33.53	$ 36.21	$ 38.38	$ 40.30
1"	41.30	42.95	44.67	46.90	49.25	52.20	56.38	60.89	64.54	67.77
1 1/2"	82.61	85.91	89.35	93.82	98.51	104.42	112.77	121.80	129.10	135.56
2"	132.18	137.47	142.97	150.11	157.62	167.08	180.44	194.88	206.57	216.90

Volume Rate Per 1,000 Gal

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2,001	10,000	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40	$ 6.79	$ 7.33	$ 7.92	$ 8.39	$ 8.81
10,001	20,000	8.13	8.46	8.79	9.23	9.69	10.28	11.10	11.99	12.71	13.34
20,001	30,000	9.57	9.95	10.35	10.87	11.41	12.10	13.06	14.11	14.96	15.70
30,001	Above	13.81	14.36	14.94	15.68	16.47	17.46	18.85	20.36	21.58	22.66

Wastewater Rates -- Residential Inside

Monthly Minimum Charge

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3/4"	$ 25.54	$ 26.56	$ 27.62	$ 28.73	$ 29.88	$ 31.07	$ 32.32	$ 33.61	$ 34.95	$ 36.00
1"	45.90	47.74	49.65	51.63	53.70	55.84	58.08	60.40	62.82	64.70
1 1/2"	85.66	89.09	92.65	96.36	100.21	104.22	108.39	112.72	117.23	120.75
2"	146.85	152.72	158.83	165.19	171.79	178.67	185.81	193.24	200.97	207.00

Volume Rate Per 1,000 Gal

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
-	5,000	$ 6.37	$ 6.62	$ 6.89	$ 7.17	$ 7.45	$ 7.75	$ 8.06	$ 8.38	$ 8.72	$ 8.98
5,001	Above	7.88	8.20	8.52	8.86	9.22	9.59	9.97	10.37	10.78	11.11

2 Residential Standard Monthly Bill -- 3/4" Meter

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
5,000 W	Total	$ 98.06	$ 101.98	$ 106.06	$ 110.74	$ 115.64	$ 121.23	$ 128.14	$ 135.48	$ 142.10	$ 147.64
5,000 WW	Increase -- $		3.92	4.08	4.68	4.89	5.60	6.91	7.35	6.62	5.53
	Increase -- %		4.0%	4.0%	4.4%	4.4%	4.8%	5.7%	5.7%	4.9%	3.9%
10,000 W	Total	164.31	170.88	177.72	185.56	193.75	203.11	214.64	226.92	237.98	247.23
10,000 WW	Increase -- $		6.57	6.84	7.84	8.19	9.36	11.54	12.27	11.07	9.25
	Increase -- %		4.0%	4.0%	4.4%	4.4%	4.8%	5.7%	5.7%	4.9%	3.9%
20,000 W	Total	261.37	271.82	282.70	295.62	309.13	325.04	345.57	367.52	386.61	402.86
12,000 WW	Increase -- $		10.45	10.87	12.92	13.51	15.91	20.53	21.95	19.09	16.25
	Increase -- %		4.0%	4.0%	4.6%	4.6%	5.1%	6.3%	6.4%	5.2%	4.2%
30,000 W	Total	357.07	371.35	386.21	404.30	423.25	446.01	476.21	508.61	536.17	559.90
12,000 WW	Increase -- $		14.28	14.85	18.09	18.95	22.76	30.20	32.40	27.55	23.73
	Increase -- %		4.0%	4.0%	4.7%	4.7%	5.4%	6.8%	6.8%	5.4%	4.4%

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		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3	**Fund Balance, Revenues and Expenses**										
	Beginning Fund Balance	**$ 22,201,929**	**$ 19,757,803**	**$ 23,192,014**	**$ 30,425,479**	**$ 37,733,543**	**$ 45,903,807**	**$ 53,589,429**	**$ 62,399,157**	**$ 72,628,004**	**$ 84,234,467**
	Revenues and Expenses -- CASH BASIS										
3.1	**Revenues**										
	Water Rate Revenues	$ 25,297,858	$ 29,066,390	$ 33,926,454	$ 39,223,428	$ 45,417,944	$ 52,391,501	$ 60,619,052	$ 70,526,745	$ 81,038,447	$ 91,414,750
	WW Rate Revenues	18,870,163	21,827,590	25,904,631	30,255,459	35,182,344	40,447,192	45,772,528	51,471,909	57,566,217	63,814,884
	IF Contribution	-	-	5,750,000	5,750,000	6,000,000	5,500,000	5,500,000	5,250,000	3,250,000	-
	Connection Fees	8,620,000	8,620,000	10,264,176	10,243,491	11,062,605	11,072,187	10,272,364	10,284,355	10,297,788	10,312,851
	Other Non-Rate Revenues	4,803,400	4,828,400	4,053,400	4,053,400	4,053,400	4,053,400	4,053,400	4,053,400	4,053,400	4,053,400
	Total Revenues	57,591,421	64,342,380	79,898,660	89,525,778	101,716,294	113,464,281	126,217,343	141,586,409	156,205,851	169,595,884
			12%	*24%*	*12%*	*14%*	*12%*	*11%*	*12%*	*10%*	*9%*
3.2	Operating Expenses	31,759,305	37,980,297	45,292,513	50,929,551	56,311,757	63,416,157	70,378,810	78,762,095	86,333,491	94,638,865
3.3	Capital Outlays	504,952	520,101	535,704	551,775	568,328	585,378	602,939	621,027	639,658	658,848
3.4	Transfers	11,172,203	1,705,078	1,736,653	1,768,960	1,800,966	1,828,402	1,856,529	1,885,366	1,914,934	1,945,254
3.5	Net Revenues for Debt Service and Coverage	14,154,961	24,136,905	32,333,791	36,275,493	43,035,243	47,634,343	53,379,065	60,317,921	67,317,768	72,352,918
	Debt Service										
	Current Debt Service	16,599,087	15,987,319	16,393,769	16,390,825	17,930,200	17,937,306	17,944,006	17,905,500	17,882,863	17,781,850
	Future Debt Service	-	4,715,375	8,706,556	12,576,604	16,934,779	22,011,415	26,625,331	32,183,574	37,828,442	42,050,348
3.6	Total Debt Service	16,599,087	20,702,694	25,100,325	28,967,429	34,864,979	39,948,721	44,569,337	50,089,074	55,711,305	59,832,198
3.7	Total Cost of Service -- CASH Basis	60,035,547	60,908,169	72,665,195	82,217,715	93,546,030	105,778,658	117,407,616	131,357,562	144,599,388	157,075,164
			1%	*19%*	*13%*	*14%*	*13%*	*11%*	*12%*	*10%*	*9%*
3.8	**Net Revenues for Contingency and Coverage**	**(2,444,126)**	**3,434,211**	**7,233,465**	**7,308,064**	**8,170,264**	**7,685,623**	**8,809,728**	**10,228,847**	**11,606,463**	**12,520,720**
	Percent of COS	-4.1%	5.6%	10.0%	8.9%	8.7%	7.3%	7.5%	7.8%	8.0%	8.0%
	Debt Coverage (Line 3.5/Line 3.6)	**0.85**	**1.17**	**1.29**	**1.25**	**1.23**	**1.19**	**1.20**	**1.20**	**1.21**	**1.21**
	Debt Coverage ((Lines 3.5+3.4+3.3)/Line 3.6)	**1.56**	**1.27**	**1.38**	**1.33**	**1.30**	**1.25**	**1.25**	**1.25**	**1.25**	**1.25**
	Ending Water & Sewer Combined Fund Balance	**19,757,803**	**23,192,014**	**30,425,479**	**37,733,543**	**45,903,807**	**53,589,429**	**62,399,157**	**72,628,004**	**84,234,467**	**96,755,187**
	One Day Operating Expenditures (Op.Exp+Det Svc)	163,098	165,447	197,615	223,742	254,733	288,201	320,013	358,182	394,410	428,538
	Days of Operating Expenditures	**121**	**140**	**154**	**169**	**180**	**186**	**195**	**203**	**214**	**226**

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	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
5 Total Accounts										
Water Accounts										
Total Accounts	19,433	21,579	24,133	26,685	29,440	32,201	34,768	37,341	39,921	42,509
New Accounts	-	2,146	2,554	2,551	2,756	2,761	2,567	2,573	2,580	2,588
Avg. Annual Growth Rate		11.04%	11.84%	10.57%	10.33%	9.38%	7.97%	7.40%	6.91%	6.48%
Wastewater Accounts										
Total Accounts	18,072	20,184	22,700	25,209	27,918	30,627	33,136	35,645	38,154	40,663
New Accounts	-	2,112	2,516	2,509	2,709	2,709	2,509	2,509	2,509	2,509
Avg. Annual Growth Rate		11.69%	12.47%	11.05%	10.75%	9.70%	8.19%	7.57%	7.04%	6.58%
6 Annual Volume										
Water Volume										
Residential Inside	1,517,860,424	1,715,519,951	1,920,409,121	2,125,298,292	2,347,261,560	2,569,224,828	2,774,113,998	2,979,003,169	3,183,892,339	3,388,781,510
Residential Outside	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600
Commercial Inside	521,034,289	598,307,824	679,597,124	755,093,868	831,747,251	909,468,554	988,181,698	1,067,820,723	1,148,327,895	1,229,652,258
Commercial Outside	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
Municipal	71,786,644	80,435,637	90,126,678	100,985,314	113,152,219	126,785,016	142,060,320	159,176,021	178,353,855	199,842,271
Fire Hydrant Inside	145,381,190	157,914,051	171,527,331	186,314,170	202,375,736	219,821,921	238,772,086	259,355,887	281,714,153	305,999,855
Fire Hydrant Outside	550,800	660,960	793,152	951,782	1,142,139	1,370,567	1,644,680	1,973,616	2,368,339	2,842,007
FH Admin Fee	-	-	-	-	-	-	-	-	-	-
Total System	2,258,347,247	2,554,572,322	2,864,187,306	3,170,377,326	3,497,412,805	3,828,404,786	4,146,506,682	4,469,063,316	4,796,390,481	5,128,851,802
Wastewater Billing Units										
Residential Inside	1,129,788,000	1,259,388,000	1,414,908,000	1,570,428,000	1,738,908,000	1,907,388,000	2,062,908,000	2,218,428,000	2,373,948,000	2,529,468,000
Residential Outside	75,600	75,600	75,600	75,600	75,600	75,600	75,600	75,600	75,600	75,600
Commercial Inside	224,492,821	283,214,754	346,304,072	405,337,064	466,052,387	528,279,116	591,877,856	656,732,753	722,745,995	789,833,903
Commercial Outside	-	-	-	-	-	-	-	-	-	-
Municipal	-	-	-	-	-	-	-	-	-	-
Total System	1,354,356,421	1,542,678,354	1,761,287,672	1,975,840,664	2,205,035,987	2,435,742,716	2,654,861,456	2,875,236,353	3,096,769,595	3,319,377,503

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CITY OF CELINA
WATER/WASTEWATER COST OF SERVICE MODEL

	Test Year 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
						ESTIMATE	ESTIMATE	ESTIMATE	ESTIMATE	ESTIMATE
Working Capital, Beginning of Year	**22,201,929**	**19,757,803**	**23,192,014**	**30,425,479**	**37,733,543**	**45,903,807**	**53,589,429**	**62,399,157**	**72,628,004**	**84,234,467**
Revenues										
Water Sales	25,297,858	29,066,390	33,926,454	39,223,428	45,417,944	52,391,501	60,619,052	70,526,745	81,038,447	91,414,750
Wastewater Sales	18,870,163	21,827,590	25,904,631	30,255,459	35,182,344	40,447,192	45,772,528	51,471,909	57,566,217	63,814,884
Water/Wastewater Connection Fees	8,620,000	8,620,000	10,264,176	10,243,491	11,062,605	11,072,187	10,272,364	10,284,355	10,297,788	10,312,851
Meter Revenue	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000
Developer Revenue	750,000	775,000	-	-	-	-	-	-	-	-
Fines & Fees	285,400	285,400	285,400	285,400	285,400	285,400	285,400	285,400	285,400	285,400
Miscellaneous Revenue	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Interest Income	2,040,000	2,040,000	2,040,000	2,040,000	2,040,000	2,040,000	2,040,000	2,040,000	2,040,000	2,040,000
Other - Intergovernmental/Grant	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Other - Future Infrastructure Fund TXF	-	-	5,750,000	5,750,000	6,000,000	5,500,000	5,500,000	5,250,000	3,250,000	-
Total Revenues	**57,591,421**	**64,342,380**	**79,898,660**	**89,525,778**	**101,716,294**	**113,464,281**	**126,217,343**	**141,586,409**	**156,205,851**	**169,595,884**
Expenditures										
Water Department	18,105,188	20,468,021	23,696,806	27,953,084	31,066,614	35,784,793	40,343,515	45,362,588	50,883,781	56,952,236
Wastewater Department	7,585,710	8,551,885	9,900,449	11,451,668	12,974,031	14,477,963	16,068,559	18,483,674	20,450,376	22,591,171
Utility Billing	1,774,856	1,923,661	2,162,898	2,329,111	2,503,477	2,596,442	2,693,088	2,793,572	2,898,055	3,006,706
Debt Service - City Issued	16,599,087	20,702,694	25,100,325	28,967,429	34,864,979	39,948,721	44,569,337	50,089,074	55,711,305	59,832,198
Debt Service - UTRWD	4,798,503	7,556,830	10,068,063	9,747,463	10,335,963	11,142,338	11,876,588	12,743,288	12,740,938	12,747,600
Total Expenditures	**48,863,344**	**59,203,092**	**70,928,542**	**80,448,755**	**91,745,064**	**103,950,255**	**115,551,086**	**129,472,196**	**142,684,454**	**155,129,911**
Total available resources less expenditures	**30,930,006**	**24,897,091**	**32,162,132**	**39,502,503**	**47,704,772**	**55,417,832**	**64,255,686**	**74,513,370**	**86,149,401**	**98,700,441**
Other Financing Sources (Uses)										
Transfers Out	(11,172,203)	(1,705,078)	(1,736,653)	(1,768,960)	(1,800,966)	(1,828,402)	(1,856,529)	(1,885,366)	(1,914,934)	(1,945,254)
Total other financing sources (uses)	**(11,172,203)**	**(1,705,078)**	**(1,736,653)**	**(1,768,960)**	**(1,800,966)**	**(1,828,402)**	**(1,856,529)**	**(1,885,366)**	**(1,914,934)**	**(1,945,254)**
Total Cost of Service	**60,035,547**	**60,908,169**	**72,665,195**	**82,217,715**	**93,546,030**	**105,778,658**	**117,407,616**	**131,357,562**	**144,599,388**	**157,075,164**
Working Capital, End of Year	**19,757,803**	**23,192,014**	**30,425,479**	**37,733,543**	**45,903,807**	**53,589,429**	**62,399,157**	**72,628,004**	**84,234,467**	**96,755,187**
Ending Balance Target = > 40% of Expenditures	**40%**	**39%**	**43%**	**47%**	**50%**	**52%**	**54%**	**56%**	**59%**	**62%**

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CITY OF CELINA

WATER/WASTEWATER COST OF SERVICE MODEL

Water Summary

Scenario: 2026 02 17 -- Debt A ($316.05M)

1 Water Monthly Rates and Charges

WI1 Residential Inside

Monthly Minimum Charge

		Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Charge	3/4"	$ 24.56	$ 24.56	$ 25.54	$ 26.56	$ 27.89	$ 29.29	$ 31.04	$ 33.53	$ 36.21	$ 38.38	$ 40.30
	1"	41.30	41.30	42.95	44.67	46.90	49.25	52.20	56.38	60.89	64.54	67.77
	1 1/2"	82.61	82.61	85.91	89.35	93.82	98.51	104.42	112.77	121.80	129.10	135.56
	2"	132.18	132.18	137.47	142.97	150.11	157.62	167.08	180.44	194.88	206.57	216.90

Volume Rate/1,000 Gal

			Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2,001	10,000	$	5.37	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40	$ 6.79	$ 7.33	$ 7.92	$ 8.39	$ 8.81
10,001	20,000		8.13	8.13	8.46	8.79	9.23	9.69	10.28	11.10	11.99	12.71	13.34
20,001	30,000		9.57	9.57	9.95	10.35	10.87	11.41	12.10	13.06	14.11	14.96	15.70
30,001	Above		13.81	13.81	14.36	14.94	15.68	16.47	17.46	18.85	20.36	21.58	22.66

WO1 Residential Outside

Monthly Minimum Charge

		Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Charge	3/4"	$ 36.84	$ 36.84	$ 38.31	$ 39.85	$ 41.84	$ 43.93	$ 46.57	$ 50.29	$ 54.31	$ 57.57	$ 60.45
	1"	61.95	61.95	64.43	67.01	70.36	73.87	78.31	84.57	91.34	96.82	101.66
	1 1/2"	123.92	123.92	128.88	134.03	140.73	147.77	156.64	169.17	182.70	193.66	203.35
	2"	198.27	198.27	206.20	214.45	225.17	236.43	250.62	270.66	292.32	309.86	325.35

Volume Rate/1,000 Gal

			Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2,001	10,000	$	8.05	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60	$ 10.18	$ 10.99	$ 11.87	$ 12.58	$ 13.21
10,001	20,000		12.19	12.19	12.68	13.18	13.84	14.54	15.41	16.64	17.97	19.05	20.00
20,001	30,000		14.35	14.35	14.92	15.52	16.30	17.11	18.14	19.59	21.16	22.43	23.55
30,001	Above		20.72	20.72	21.55	22.41	23.53	24.71	26.19	28.29	30.55	32.38	34.00

WI2 Commercial Inside

Monthly Minimum Charge

	Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3/4"	$ 29.50	$ 29.50	$ 30.68	$ 31.91	$ 33.50	$ 35.18	$ 37.29	$ 40.27	$ 43.49	$ 46.10	$ 48.41
1"	51.63	51.63	53.70	55.84	58.64	61.57	65.26	70.48	76.12	80.69	84.72
1 1/2"	103.27	103.27	107.40	111.70	117.28	123.15	130.53	140.98	152.26	161.39	169.46
2"	165.22	165.22	171.83	178.70	187.64	197.02	208.84	225.55	243.59	258.21	271.12
3"	247.83	247.83	257.74	268.05	281.46	295.53	313.26	338.32	365.39	387.31	406.68
4"	413.05	413.05	429.57	446.75	469.09	492.55	522.10	563.87	608.98	645.52	677.79
6"	843.13	843.13	876.86	911.93	957.53	1,005.40	1,065.73	1,150.98	1,243.06	1,317.65	1,383.53
8"	1,636.58	1,636.58	1,702.04	1,770.12	1,858.63	1,951.56	2,068.66	2,234.15	2,412.88	2,557.65	2,685.54

Volume Rate/1,000 Gal

			Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2,001	10,000	$	5.37	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40	$ 6.79	$ 7.33	$ 7.92	$ 8.39	$ 8.81
10,001	20,000		8.13	8.13	8.46	8.79	9.23	9.69	10.28	11.10	11.99	12.71	13.34
20,001	30,000		9.57	9.57	9.95	10.35	10.87	11.41	12.10	13.06	14.11	14.96	15.70
30,001	Above		13.81	13.81	14.36	14.94	15.68	16.47	17.46	18.85	20.36	21.58	22.66

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			Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
WO2	**Commercial Outside**												
	Monthly Minimum Charge												
		3/4"	$ 44.25	$ 44.25	$ 46.02	$ 47.86	$ 50.25	$ 52.77	$ 55.93	$ 60.41	$ 65.24	$ 69.15	$ 72.61
		1"	77.45	77.45	80.55	83.77	87.96	92.36	97.90	105.73	114.19	121.04	127.09
		1 1/2"	154.90	154.90	161.10	167.54	175.92	184.71	195.80	211.46	228.38	242.08	254.18
		2"	247.84	247.84	257.75	268.06	281.47	295.54	313.27	338.33	365.40	387.33	406.69
		3"	371.74	371.74	386.61	402.07	422.18	443.29	469.88	507.47	548.07	580.96	610.00
		4"	619.58	619.58	644.36	670.14	703.64	738.83	783.16	845.81	913.47	968.28	1,016.70
		6"	-	-	1,315.28	1,367.89	1,436.29	1,508.10	1,598.59	1,726.48	1,864.59	1,976.47	2,075.29
		8"	-	-	2,553.06	2,655.19	2,787.95	2,927.34	3,102.98	3,351.22	3,619.32	3,836.48	4,028.30
	Volume Rate/1,000 Gal												
	2,001	10,000	$ 8.05	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60	$ 10.18	$ 10.99	$ 11.87	$ 12.58	$ 13.21
	10,001	20,000	12.19	12.19	12.68	13.18	13.84	14.54	15.41	16.64	17.97	19.05	20.00
	20,001	30,000	14.35	14.35	14.92	15.52	16.30	17.11	18.14	19.59	21.16	22.43	23.55
	30,001	Above	20.72	20.72	21.55	22.41	23.53	24.71	26.19	28.29	30.55	32.38	34.00
WI4	**Fire Hydrant Inside**												
	Monthly Minimum Charge												
		3/4"	$ 29.50	$ 29.50	$ 30.68	$ 31.91	$ 33.50	$ 35.18	$ 37.29	$ 40.27	$ 43.49	$ 46.10	$ 48.41
		1"	51.63	51.63	53.70	55.84	58.64	61.57	65.26	70.48	76.12	80.69	84.72
		1 1/2"	103.27	103.27	107.40	111.70	117.28	123.15	130.53	140.98	152.26	161.39	169.46
		2"	165.22	165.22	171.83	178.70	187.64	197.02	208.84	225.55	243.59	258.21	271.12
		3"	247.83	247.83	257.74	268.05	281.46	295.53	313.26	338.32	365.39	387.31	406.68
		4"	413.05	413.05	429.57	446.75	469.09	492.55	522.10	563.87	608.98	645.52	677.79
		6"	843.13	843.13	876.86	911.93	957.53	1,005.40	1,065.73	1,150.98	1,243.06	1,317.65	1,383.53
		8"	1,636.58	1,636.58	1,702.04	1,770.12	1,858.63	1,951.56	2,068.66	2,234.15	2,412.88	2,557.65	2,685.54
	Volume Rate/1,000 Gal												
	2,001	10,000	$ 5.37	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40	$ 6.79	$ 7.33	$ 7.92	$ 8.39	$ 8.81
	10,001	20,000	8.13	8.13	8.46	8.79	9.23	9.69	10.28	11.10	11.99	12.71	13.34
	20,001	30,000	9.57	9.57	9.95	10.35	10.87	11.41	12.10	13.06	14.11	14.96	15.70
	30,001	Above	13.81	13.81	14.36	14.94	15.68	16.47	17.46	18.85	20.36	21.58	22.66
WI5	**Fire Hydrant Outside**												
	Monthly Minimum Charge												
		3/4"	$ 44.25	$ 44.25	$ 46.02	$ 47.86	$ 50.25	$ 52.77	$ 55.93	$ 60.41	$ 65.24	$ 69.15	$ 72.61
		1"	77.45	77.45	80.55	83.77	87.96	92.36	97.90	105.73	114.19	121.04	127.09
		1 1/2"	154.90	154.90	161.10	167.54	175.92	184.71	195.80	211.46	228.38	242.08	254.18
		2"	247.84	247.84	257.75	268.06	281.47	295.54	313.27	338.33	365.40	387.33	406.69
		3"	371.74	371.74	386.61	402.07	422.18	443.29	469.88	507.47	548.07	580.96	610.00
		4"	619.58	619.58	644.36	670.14	703.64	738.83	783.16	845.81	913.47	968.28	1,016.70
		6"	-	-	-	-	-	-	-	-	-	-	-
		8"	-	-	-	-	-	-	-	-	-	-	-
	Volume Rate/1,000 Gal												
	2,001	10,000	$ 8.05	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60	$ 10.18	$ 10.99	$ 11.87	$ 12.58	$ 13.21
	10,001	20,000	12.19	12.19	12.68	13.18	13.84	14.54	15.41	16.64	17.97	19.05	20.00
	20,001	30,000	14.35	14.35	14.92	15.52	16.30	17.11	18.14	19.59	21.16	22.43	23.55
	30,001	Above	20.72	20.72	21.55	22.41	23.53	24.71	26.19	28.29	30.55	32.38	34.00

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			Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
WI6	**FH Admin Fee**												
	Monthly Minimum Charge												
		All Meter Sizes	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00
		1"	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
		1 1/2"	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
		2"	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
		3"	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
		4"	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
		6"	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
2.1	**Residential Monthly Charge 3/4"**												
	Gallons												
	5,000 Gallons	Total	$ 40.67	$ 40.67	$ 42.30	$ 43.99	$ 46.19	$ 48.50	$ 51.41	$ 55.52	$ 59.96	$ 63.56	$ 66.74
		Dollar Inc		-	1.63	1.69	2.20	2.31	2.91	4.11	4.44	3.60	3.18
		Percent Inc		0.0%	4.0%	4.0%	5.0%	5.0%	6.0%	8.0%	8.0%	6.0%	5.0%
	10,000 Gallons	Total	67.52	67.52	70.22	73.03	76.68	80.52	85.35	92.17	99.55	105.52	110.80
		Dollar Inc		-	2.70	2.81	3.65	3.83	4.83	6.83	7.37	5.97	5.28
		Percent Inc		0.0%	4.0%	4.0%	5.0%	5.0%	6.0%	8.0%	8.0%	6.0%	5.0%
	20,000 Gallons	Total	148.82	148.82	154.77	160.96	169.01	177.46	188.11	203.16	219.41	232.58	244.21
		Dollar Inc		-	5.95	6.19	8.05	8.45	10.65	15.05	16.25	13.16	11.63
		Percent Inc		0.0%	4.0%	4.0%	5.0%	5.0%	6.0%	8.0%	8.0%	6.0%	5.0%
	30,000 Gallons	Total	244.52	244.52	254.30	264.47	277.70	291.58	309.08	333.80	360.51	382.14	401.24
		Dollar Inc		-	9.78	10.17	13.22	13.88	17.49	24.73	26.70	21.63	19.11
		Percent Inc		0.0%	4.0%	4.0%	5.0%	5.0%	6.0%	8.0%	8.0%	6.0%	5.0%
2.2	**Commercial Monthly Charge -- 1 1/2" Meter**												
	30,000 Gallons	Total	323.23	323.23	336.16	349.61	367.09	385.44	408.57	441.25	476.55	505.15	530.40
		Dollar Inc		-	12.93	13.45	17.48	18.35	23.13	32.69	35.30	28.59	25.26
		Percent Inc		0.0%	4.0%	4.0%	5.0%	5.0%	6.0%	8.0%	8.0%	6.0%	5.0%
	60,000 Gallons	Total	737.53	737.53	767.03	797.71	837.60	879.48	932.25	1,006.83	1,087.37	1,152.61	1,210.25
		Dollar Inc		-	29.50	30.68	39.89	41.88	52.77	74.58	80.55	65.24	57.63
		Percent Inc		0.0%	4.0%	4.0%	5.0%	5.0%	6.0%	8.0%	8.0%	6.0%	5.0%
3	**Total Accounts**												
	Total Accounts			**19,433**	**21,579**	**24,133**	**26,685**	**29,440**	**32,201**	**34,768**	**37,341**	**39,921**	**42,509**
	New Accounts				2,146	2,554	2,551	2,756	2,761	2,567	2,573	2,580	2,588
	Avg. Annual Growth Rate				11.0%	11.8%	10.6%	10.3%	9.4%	8.0%	7.4%	6.9%	6.5%

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		Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
4	**Annual Water Consumption**											
W.1	Residential Inside		1,517,860,424	1,715,519,951	1,920,409,121	2,125,298,292	2,347,261,560	2,569,224,828	2,774,113,998	2,979,003,169	3,183,892,339	3,388,781,510
W.3	Commercial Inside		521,034,289	598,307,824	679,597,124	755,093,868	831,747,251	909,468,554	988,181,698	1,067,820,723	1,148,327,895	1,229,652,258
W.5	Municipal		71,786,644	80,435,637	90,126,678	100,985,314	113,152,219	126,785,016	142,060,320	159,176,021	178,353,855	199,842,271
W.6	Fire Hydrant Inside		145,381,190	157,914,051	171,527,331	186,314,170	202,375,736	219,821,921	238,772,086	259,355,887	281,714,153	305,999,855
W.7	Fire Hydrant Outside		550,800	660,960	793,152	951,782	1,142,139	1,370,567	1,644,680	1,973,616	2,368,339	2,842,007
W.8	FH Admin Fee		-	-	-	-	-	-	-	-	-	-
W.2	Residential Outside		1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600	1,730,600
W.4	Commercial Outside		3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
	Total System		**2,258,347,247**	**2,554,572,322**	**2,864,187,306**	**3,170,377,326**	**3,497,412,805**	**3,828,404,786**	**4,146,506,682**	**4,469,063,316**	**4,796,390,481**	**5,128,851,802**
				13.1%	12.1%	10.7%	10.3%	9.5%	8.3%	7.8%	7.3%	6.9%
5	**Revenues and Expenses -- CASH BASIS**											
5.1	**Water Revenues**											
	Water Rate Revenue											
WI1	Residential Inside		$ 15,392,781	$ 17,690,663	$ 20,663,397	$ 23,943,372	$ 27,831,145	$ 32,178,644	$ 37,184,808	$ 43,181,577	$ 49,497,428	$ 55,671,710
WI2	Commercial Inside		7,505,845	8,725,621	10,270,164	11,885,708	13,715,513	15,778,731	18,286,528	21,304,633	24,505,651	27,662,335
WI3	Municipal		-	-	-	-	-	-	-	-	-	-
WI4	Fire Hydrant Inside		2,266,134	2,502,515	2,826,979	3,206,599	3,657,182	4,188,104	4,861,300	5,702,808	6,636,032	7,609,530
WI5	Fire Hydrant Outside		31,265	38,144	47,603	59,652	75,162	95,091	121,939	158,033	203,159	257,367
WI6	FH Admin Fee		79,200	86,437	94,380	103,106	112,703	123,268	134,914	147,768	161,974	177,699
WO1	Residential Outside		22,102	22,471	23,370	24,404	25,624	27,015	28,869	31,178	33,401	35,261
WO2	Commercial Outside		531	540	561	586	616	649	694	749	802	847
	Sub-Total		25,297,858	29,066,390	33,926,454	39,223,428	45,417,944	52,391,501	60,619,052	70,526,745	81,038,447	91,414,750
	IF Contribution		-	-	2,875,000	2,875,000	3,000,000	2,750,000	2,750,000	2,625,000	1,625,000	-
	Connection Fees		5,820,000	5,820,000	6,928,570	6,917,165	7,471,128	7,480,710	6,946,038	6,958,029	6,971,462	6,986,525
	Non-Rate Revenues		3,265,213	3,277,713	2,890,213	2,890,213	2,890,213	2,890,213	2,890,213	2,890,213	2,890,213	2,890,213
	Sub-Total		9,085,213	9,097,713	12,693,783	12,682,378	13,361,341	13,120,923	12,586,251	12,473,242	11,486,675	9,876,738
	Total Revenues		**34,383,071**	**38,164,103**	**46,620,237**	**51,905,806**	**58,779,285**	**65,512,424**	**73,205,302**	**82,999,987**	**92,525,122**	**101,291,488**
	Water Cost of Service											
	DEPT/DIV CODE											
24	Utility Billing		916,611	993,460	1,117,012	1,202,852	1,292,902	1,340,912	1,390,825	1,442,719	1,496,678	1,552,790
21	Water Operations		6,474,728	7,243,134	8,104,739	9,197,716	10,201,351	10,985,210	11,792,293	12,653,721	13,573,931	14,557,807
UTRWD-W	Upper Trinity Regional Water District- Water		11,404,508	12,992,157	15,352,355	18,508,464	20,610,952	24,537,643	28,281,423	32,430,975	37,023,621	42,099,613
	Total		18,795,847	21,228,751	24,574,106	28,909,031	32,105,204	36,863,765	41,464,541	46,527,415	52,094,230	58,210,210
	COST CENTER CODE											
2	Contractual		714,846	739,518	765,166	791,636	819,242	847,828	877,222	907,664	939,197	971,865
3	Materials & Supplies		2,433,272	2,732,367	3,090,564	3,467,988	3,888,970	4,333,649	4,779,641	5,250,702	5,748,289	6,273,959
4	Operations		556,008	662,462	784,934	921,379	1,079,602	1,257,791	1,453,110	1,672,564	1,918,972	2,195,485
5	Utilities		633,205	659,790	687,552	716,544	746,825	778,454	811,493	846,007	882,065	919,738
6	Administration		-	-	-	-	-	-	-	-	-	-
UTRWD-W	Upper Trinity Regional Water District- Water		11,404,508	12,992,157	15,352,355	18,508,464	20,610,952	24,537,643	28,281,423	32,430,975	37,023,621	42,099,613
	Total		18,795,847	21,228,751	24,574,106	28,909,031	32,105,204	36,863,765	41,464,541	46,527,415	52,094,230	58,210,210

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		Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
5.2	**Total Operating Expenses**		**18,795,847**	**21,228,751**	**24,574,106**	**28,909,031**	**32,105,204**	**36,863,765**	**41,464,541**	**46,527,415**	**52,094,230**	**58,210,210**
5.3	**Capital Outlays**		**225,952**	**232,731**	**239,712**	**246,904**	**254,311**	**261,940**	**269,799**	**277,892**	**286,229**	**294,816**
5.4	**Transfers**		**6,658,018**	**946,991**	**963,596**	**980,569**	**997,285**	**1,011,168**	**1,025,388**	**1,039,954**	**1,054,875**	**1,070,163**
5.5	**Net Revenues for Debt Service and Coverage**		**8,703,253**	**15,755,631**	**20,842,822**	**21,769,302**	**25,422,485**	**27,375,551**	**30,445,575**	**35,154,727**	**39,089,787**	**41,716,298**
	Debt Service											
	Debt Service -- Current		9,843,259	9,480,480	9,721,505	9,719,759	10,632,609	10,636,822	10,640,796	10,617,962	10,604,538	10,544,637
	Debt Service -- Future		-	3,275,566	5,362,123	9,105,268	11,540,300	14,249,023	17,588,196	21,006,992	24,377,496	26,975,930
5.6	**Total Debt Service**		**9,843,259**	**12,756,046**	**15,083,628**	**18,825,027**	**22,172,909**	**24,885,846**	**28,228,991**	**31,624,954**	**34,982,034**	**37,520,567**
5.7	**Total Cost of Service**		**35,523,076**	**35,164,518**	**40,861,042**	**48,961,531**	**55,529,709**	**63,022,719**	**70,988,719**	**79,470,215**	**88,417,368**	**97,095,757**
5.8	**Net Revenues for Contingency and Coverage**		**(1,140,005)**	**2,999,585**	**5,759,194**	**2,944,275**	**3,249,577**	**2,489,705**	**2,216,584**	**3,529,773**	**4,107,753**	**4,195,731**
	Percent of COS		-3.3%	7.9%	12.4%	5.7%	5.5%	3.8%	3.0%	4.3%	4.4%	4.1%
	Debt Coverage											
	Excluding CO/Transfers		**1.58**	**1.33**	**1.46**	**1.22**	**1.20**	**1.15**	**1.12**	**1.15**	**1.16**	**1.15**
	All-Inclusive		**0.88**	**1.24**	**1.38**	**1.16**	**1.15**	**1.10**	**1.08**	**1.11**	**1.12**	**1.11**

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CITY OF CELINA

WATER/WASTEWATER COST OF SERVICE MODEL

Wastewater Summary

Scenario: 2026 02 17 -- Debt A ($316.05M)

				Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	**Wastewater Monthly Rates and Charges**													
WWI1	**Residential Inside**													
	Monthly Minimum Charge		3/4"	$ 25.54	$ 25.54	$ 26.56	$ 27.62	$ 28.73	$ 29.88	$ 31.07	$ 32.32	$ 33.61	$ 34.95	$ 36.00
			1"	45.90	45.90	47.74	49.65	51.63	53.70	55.84	58.08	60.40	62.82	64.70
			1 1/2"	85.66	85.66	89.09	92.65	96.36	100.21	104.22	108.39	112.72	117.23	120.75
			2"	146.85	146.85	152.72	158.83	165.19	171.79	178.67	185.81	193.24	200.97	207.00
		-	5,000	6.37	6.37	6.62	6.89	7.17	7.45	7.75	8.06	8.38	8.72	8.98
		5,001	Above	7.88	7.88	8.20	8.52	8.86	9.22	9.59	9.97	10.37	10.78	11.11
WWO1	**Residential Outside**													
	Monthly Minimum Charge													
			3/4"	$ 38.32	$ 38.32	$ 39.85	$ 41.45	$ 43.10	$ 44.83	$ 46.62	$ 48.49	$ 50.43	$ 52.44	$ 54.02
			1"	68.84	68.84	71.59	74.46	77.44	80.53	83.75	87.10	90.59	94.21	97.04
			1 1/2"	128.49	128.49	133.63	138.97	144.53	150.32	156.33	162.58	169.08	175.85	181.12
			2"	220.27	220.27	229.08	238.24	247.77	257.68	267.99	278.71	289.86	301.45	310.50
		-	5,000	$ 9.55	$ 9.55	$ 9.93	$ 10.33	$ 10.74	$ 11.17	$ 11.62	$ 12.08	$ 12.57	$ 13.07	$ 13.46
		5,001	Above	11.82	11.82	12.29	12.78	13.30	13.83	14.38	14.96	15.55	16.18	16.66
WWI2	**Commercial Inside**													
	Monthly Minimum Charge		3/4"	30.59	30.59	31.81	33.09	34.41	35.79	37.22	38.71	40.25	41.86	43.12
			1"	57.37	57.37	59.66	62.05	64.53	67.11	69.80	72.59	75.50	78.51	80.87
			1 1/2"	107.08	107.08	111.36	115.82	120.45	125.27	130.28	135.49	140.91	146.55	150.94
			2"	183.56	183.56	190.90	198.54	206.48	214.74	223.33	232.26	241.55	251.21	258.75
			3"	256.96	256.96	267.24	277.93	289.05	300.61	312.63	325.14	338.14	351.67	362.22
			4"	458.90	458.90	477.26	496.35	516.20	536.85	558.32	580.65	603.88	628.04	646.88
			6"	917.80	917.80	954.51	992.69	1,032.40	1,073.70	1,116.64	1,161.31	1,207.76	1,256.07	1,293.75
			8"	1,835.60	1,835.60	1,909.02	1,985.38	2,064.80	2,147.39	2,233.29	2,322.62	2,415.52	2,512.15	2,587.51
		2,001	Above	6.94	6.94	7.47	8.02	8.59	9.22	9.59	9.97	10.37	10.78	11.11

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				Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
WWO2	**Commercial Outside**													
	Monthly Minimum Charge		3/4"	45.89	45.89	47.73	49.63	51.62	53.68	55.83	58.07	60.39	62.80	64.69
			1"	86.06	86.06	89.50	93.08	96.81	100.68	104.71	108.89	113.25	117.78	121.31
			1 1/2"	160.63	160.63	167.06	173.74	180.69	187.91	195.43	203.25	211.38	219.83	226.43
			2"	275.34	275.34	286.35	297.81	309.72	322.11	334.99	348.39	362.33	376.82	388.13
			3"	-	-	400.86	416.89	433.57	450.91	468.95	487.70	507.21	527.50	543.33
			4"	688.36	688.36	715.89	744.53	774.31	805.28	837.50	870.99	905.83	942.07	970.33
			6"	-	-	1,431.77	1,489.04	1,548.60	1,610.54	1,674.97	1,741.96	1,811.64	1,884.11	1,940.63
			8"	-	-	2,863.54	2,978.08	3,097.20	3,221.09	3,349.93	3,483.93	3,623.29	3,768.22	3,881.26
		2,001	Above	10.41	10.41	11.20	12.02	12.88	13.83	14.38	14.96	15.55	16.18	16.66
2.1	**Residential Monthly Charge 3/4"**													
	5,000 Gallons	Total		$ 57.39	$ 57.39	$ 59.69	$ 62.07	$ 64.56	$ 67.14	$ 69.82	$ 72.62	$ 75.52	$ 78.54	$ 80.90
		Dollar Inc			-	2.30	2.39	2.48	2.58	2.69	2.79	2.90	3.02	2.36
		Percent Inc			0.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
	10,000 Gallons	Total		96.79	96.79	100.66	104.69	108.88	113.23	117.76	122.47	127.37	132.46	136.44
		Dollar Inc			-	3.87	4.03	4.19	4.36	4.53	4.71	4.90	5.09	3.97
		Percent Inc			0.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%
2.2	**Commercial Monthly Bill -- 1 1/2" Meter**													
	30,000 Gallons	Total		301.40	301.40	320.46	340.27	360.89	383.39	398.72	414.67	431.26	448.51	461.96
		Dollar Inc			-	19.06	19.82	20.61	22.50	15.34	15.95	16.59	17.25	13.46
		Percent Inc			0.0%	6.3%	6.2%	6.1%	6.2%	4.0%	4.0%	4.0%	4.0%	3.0%
	60,000 Gallons	Total		509.60	509.60	544.48	580.76	618.49	659.94	686.34	713.79	742.34	772.04	795.20
		Dollar Inc			-	34.88	36.28	37.73	41.45	26.40	27.45	28.55	29.69	23.16
		Percent Inc			0.0%	6.8%	6.7%	6.5%	6.7%	4.0%	4.0%	4.0%	4.0%	3.0%
3	**Total Accounts**													
	Total Accounts				**18,072**	**20,184**	**22,700**	**25,209**	**27,918**	**30,627**	**33,136**	**35,645**	**38,154**	**40,663**
	New Accounts					2,112	2,516	2,509	2,709	2,709	2,509	2,509	2,509	2,509
	Avg. Annual Growth Rate					11.69%	12.47%	11.05%	10.75%	9.70%	8.19%	7.57%	7.04%	6.58%
4	**Annual Wastewater Billing Units**													
WWI1	Residential Inside				1,129,788,000	1,259,388,000	1,414,908,000	1,570,428,000	1,738,908,000	1,907,388,000	2,062,908,000	2,218,428,000	2,373,948,000	2,529,468,000
WWO1	Residential Outside				75,600	75,600	75,600	75,600	75,600	75,600	75,600	75,600	75,600	75,600
WWI2	Commercial Inside				224,492,821	283,214,754	346,304,072	405,337,064	466,052,387	528,279,116	591,877,856	656,732,753	722,745,995	789,833,903
WWO2	Commercial Outside				-	-	-	-	-	-	-	-	-	-
WW.5	Municipal				-	-	-	-	-	-	-	-	-	-
	Total System				**1,354,356,421**	**1,542,678,354**	**1,761,287,672**	**1,975,840,664**	**2,205,035,987**	**2,435,742,716**	**2,654,861,456**	**2,875,236,353**	**3,096,769,595**	**3,319,377,503**

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		Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
5	**Revenues and Expenses -- CASH BASIS**											
5.1	**Wastewater Revenues**											
	Wastewater Rate Revenue											
WWI1	Residential Inside		$ 16,376,551	$ 18,680,616	$ 21,897,841	$ 25,342,555	$ 29,250,439	$ 33,430,406	$ 37,657,173	$ 42,168,593	$ 46,980,675	$ 51,896,688
WWO1	Residential Outside		1,199	1,219	1,268	1,318	1,371	1,426	1,483	1,542	1,604	1,661
WWI2	Commercial Inside		2,492,413	3,145,755	4,005,522	4,911,586	5,930,534	7,015,360	8,113,872	9,301,774	10,583,937	11,916,535
WWO2	Commercial Outside		-	-	-	-	-	-	-	-	-	-
WW.5	Municipal		-	-	-	-	-	-	-	-	-	-
	Sub-Total		**18,870,163**	**21,827,590**	**25,904,631**	**30,255,459**	**35,182,344**	**40,447,192**	**45,772,528**	**51,471,909**	**57,566,217**	**63,814,884**
	IF Contribution		-	-	2,875,000	2,875,000	3,000,000	2,750,000	2,750,000	2,625,000	1,625,000	-
	Connection Fees		2,800,000	2,800,000	3,335,606	3,326,326	3,591,477	3,591,477	3,326,326	3,326,326	3,326,326	3,326,326
	Non-Rate Revenues		1,538,187	1,550,687	1,163,187	1,163,187	1,163,187	1,163,187	1,163,187	1,163,187	1,163,187	1,163,187
	Sub-Total		4,338,187	4,350,687	7,373,793	7,364,513	7,754,664	7,504,664	7,239,513	7,114,513	6,114,513	4,489,513
	Total Revenues		**23,208,350**	**26,178,277**	**33,278,424**	**37,619,972**	**42,937,008**	**47,951,856**	**53,012,041**	**58,586,422**	**63,680,730**	**68,304,396**
	Wastewater Cost of Service											
	DEPT/DIV CODE											
24	Utility Billing		858,245	930,201	1,045,886	1,126,259	1,210,575	1,255,529	1,302,263	1,350,853	1,401,377	1,453,916
22	WW Collections		1,948,137	2,192,823	2,581,350	3,090,071	3,419,726	3,613,491	3,811,166	4,696,551	4,985,377	5,287,911
25	WW Treatment		1,681,251	1,718,192	1,754,458	1,791,644	1,828,953	1,863,067	1,898,099	1,934,079	1,971,033	2,008,990
UTRWD-S	Upper Trinity Regional Water District- Sewer		8,475,825	11,910,330	15,336,712	16,012,545	17,747,297	19,820,305	21,902,741	24,253,197	25,881,474	27,677,838
	Total		**12,963,458**	**16,751,546**	**20,718,407**	**22,020,519**	**24,206,552**	**26,552,392**	**28,914,269**	**32,234,680**	**34,239,261**	**36,428,655**
	COST CENTER CODE											
1	Personnel Svcs		2,435,083	2,684,311	3,032,959	3,406,206	3,698,737	3,808,642	3,921,838	4,038,425	4,158,505	4,282,182
2	Contractual		817,108	845,455	903,086	981,943	1,025,741	1,069,643	1,114,267	1,402,960	1,477,621	1,555,855
3	Materials & Supplies		191,320	213,525	260,122	322,890	360,851	400,704	441,012	665,277	729,503	797,141
4	Operations		359,223	385,735	445,031	526,744	572,735	620,212	668,226	973,628	1,054,157	1,138,929
5	Utilities		653,648	680,001	707,341	736,040	766,018	796,656	828,870	862,756	898,411	935,934
6	Administration		31,252	32,190	33,155	34,150	35,174	36,230	37,317	38,436	39,589	40,777
UTRWD-S	Upper Trinity Regional Water District- Sewer		8,475,825	11,910,330	15,336,712	16,012,545	17,747,297	19,820,305	21,902,741	24,253,197	25,881,474	27,677,838
	Total		**12,963,458**	**16,751,546**	**20,718,407**	**22,020,519**	**24,206,552**	**26,552,392**	**28,914,269**	**32,234,680**	**34,239,261**	**36,428,655**

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		Current	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
5.2	**Total Operating Expenses**		**12,963,458**	**16,751,546**	**20,718,407**	**22,020,519**	**24,206,552**	**26,552,392**	**28,914,269**	**32,234,680**	**34,239,261**	**36,428,655**
5.3	**Capital Outlays**		**279,000**	**287,370**	**295,991**	**304,871**	**314,017**	**323,437**	**333,141**	**343,135**	**353,429**	**364,032**
5.4	**Transfers**		**4,514,185**	**758,087**	**773,057**	**788,391**	**803,681**	**817,234**	**831,141**	**845,413**	**860,059**	**875,090**
5.5	**Net Revenues for Debt Service and Coverage**		**5,451,708**	**8,381,274**	**11,490,968**	**14,506,191**	**17,612,758**	**20,258,793**	**22,933,490**	**25,163,195**	**28,227,981**	**30,636,620**
	Debt Service											
	Debt Service -- Current		6,755,828	6,506,839	6,672,264	6,671,066	7,297,591	7,300,484	7,303,210	7,287,539	7,278,325	7,237,213
	Debt Service -- Future		-	1,439,809	3,344,433	3,471,336	5,394,479	7,762,391	9,037,135	11,176,582	13,450,946	15,074,418
5.6	**Total Debt Service**		**6,755,828**	**7,946,648**	**10,016,697**	**10,142,402**	**12,692,070**	**15,062,875**	**16,340,346**	**18,464,120**	**20,729,272**	**22,311,631**
5.7	**Total Cost of Service**		**24,512,471**	**25,743,651**	**31,804,153**	**33,256,184**	**38,016,321**	**42,755,939**	**46,418,897**	**51,887,348**	**56,182,020**	**59,979,408**
5.8	**Net Revenues for Contingency and Coverage**		**(1,304,121)**	**434,626**	**1,474,271**	**4,363,789**	**4,920,687**	**5,195,918**	**6,593,144**	**6,699,074**	**7,498,710**	**8,324,989**
	Percent of COS		-5.6%	1.7%	4.4%	11.6%	11.5%	10.8%	12.4%	11.4%	11.8%	12.2%
	Debt Coverage											
	Excluding CO/Transfers		**1.52**	**1.19**	**1.25**	**1.54**	**1.48**	**1.42**	**1.47**	**1.43**	**1.42**	**1.43**
	All-Inclusive		**0.81**	**1.05**	**1.15**	**1.43**	**1.39**	**1.34**	**1.40**	**1.36**	**1.36**	**1.37**

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CITY OF CELINA
WATER/WASTEWATER COST OF SERVICE MODEL

SCENARIO | 2026 02 17 -- Debt A ($316.05M)

				Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
1	**MONTHLY RATES AND CHARGES | WATER**								
WI1	**Residential Inside**								
	Monthly Minimum Charge								
		3/4"	**$**	**24.56**	$ 24.56	$ 25.54	$ 26.56	$ 27.89	$ 29.29
		1"		**41.30**	41.30	42.95	44.67	46.90	49.25
		1 1/2"		**82.61**	82.61	85.91	89.35	93.82	98.51
		2"		**132.18**	132.18	137.47	142.97	150.11	157.62
	Volume Rate/1,000 Gal								
	2,001	10,000	**$**	**5.37**	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40
	10,001	20,000		**8.13**	8.13	8.46	8.79	9.23	9.69
	20,001	30,000		**9.57**	9.57	9.95	10.35	10.87	11.41
	30,001	Above		**13.81**	13.81	14.36	14.94	15.68	16.47
WO1	**Residential Outside**								
	Monthly Minimum Charge								
		3/4"	**$**	**36.84**	$ 36.84	$ 38.31	$ 39.85	$ 41.84	$ 43.93
		1"		**61.95**	61.95	64.43	67.01	70.36	73.87
		1 1/2"		**123.92**	123.92	128.88	134.03	140.73	147.77
		2"		**198.27**	198.27	206.20	214.45	225.17	236.43
	Volume Rate/1,000 Gal								
	2,001	10,000	**$**	**8.05**	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60
	10,001	20,000		**12.19**	12.19	12.68	13.18	13.84	14.54
	20,001	30,000		**14.35**	14.35	14.92	15.52	16.30	17.11
	30,001	Above		**20.72**	20.72	21.55	22.41	23.53	24.71

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			Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
WI2	**Commercial Inside**							
	Monthly Minimum Charge							
		3/4"	**$ 29.50**	$ 29.50	$ 30.68	$ 31.91	$ 33.50	$ 35.18
		1"	**51.63**	51.63	53.70	55.84	58.64	61.57
		1 1/2"	**103.27**	103.27	107.40	111.70	117.28	123.15
		2"	**165.22**	165.22	171.83	178.70	187.64	197.02
		3"	**247.83**	247.83	257.74	268.05	281.46	295.53
		4"	**413.05**	413.05	429.57	446.75	469.09	492.55
		6"	**843.13**	843.13	876.86	911.93	957.53	1,005.40
		8"	**1,636.58**	1,636.58	1,702.04	1,770.12	1,858.63	1,951.56
	Volume Rate/1,000 Gal							
	2,001	10,000	**$ 5.37**	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40
	10,001	20,000	**8.13**	8.13	8.46	8.79	9.23	9.69
	20,001	30,000	**9.57**	9.57	9.95	10.35	10.87	11.41
	30,001	Above	**13.81**	13.81	14.36	14.94	15.68	16.47
WO2	**Commercial Outside**							
	Monthly Minimum Charge							
		3/4"	**$ 44.25**	$ 44.25	$ 46.02	$ 47.86	$ 50.25	$ 52.77
		1"	**77.45**	77.45	80.55	83.77	87.96	92.36
		1 1/2"	**154.90**	154.90	161.10	167.54	175.92	184.71
		2"	**247.84**	247.84	257.75	268.06	281.47	295.54
		3"	**371.74**	371.74	386.61	402.07	422.18	443.29
		4"	**619.58**	619.58	644.36	670.14	703.64	738.83
		6"	**-**	-	1,315.28	1,367.89	1,436.29	1,508.10
		8"	**-**	-	2,553.06	2,655.19	2,787.95	2,927.34
	Volume Rate/1,000 Gal							
	2,001	10,000	**$ 8.05**	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60
	10,001	20,000	**12.19**	12.19	12.68	13.18	13.84	14.54
	20,001	30,000	**14.35**	14.35	14.92	15.52	16.30	17.11
	30,001	Above	**20.72**	20.72	21.55	22.41	23.53	24.71

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			Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
WI3	**Municipal**							
	Monthly Minimum Charge							
		3/4"	**$ -**	$ -	$ -	$ -	$ -	$ -
		1"	**-**	-	-	-	-	-
		1 1/2"	**-**	-	-	-	-	-
		2"	**-**	-	-	-	-	-
		3"	**-**	-	-	-	-	-
		4"	**-**	-	-	-	-	-
		6"	**-**	-	-	-	-	-
		8"	**-**	-	-	-	-	-
	Volume Rate/1,000 Gal							
	-	10,000	**$ -**	$ -	$ -	$ -	$ -	$ -
	10,001	20,000	**-**	-	-	-	-	-
	20,001	30,000	**-**	-	-	-	-	-
	30,001	Above	**-**	-	-	-	-	-
WI4	**Fire Hydrant Inside**							
	Monthly Minimum Charge							
		3/4"	**$ 29.50**	$ 29.50	$ 30.68	$ 31.91	$ 33.50	$ 35.18
		1"	**51.63**	51.63	53.70	55.84	58.64	61.57
		1 1/2"	**103.27**	103.27	107.40	111.70	117.28	123.15
		2"	**165.22**	165.22	171.83	178.70	187.64	197.02
		3"	**247.83**	247.83	257.74	268.05	281.46	295.53
		4"	**413.05**	413.05	429.57	446.75	469.09	492.55
		6"	**843.13**	843.13	876.86	911.93	957.53	1,005.40
		8"	**1,636.58**	1,636.58	1,702.04	1,770.12	1,858.63	1,951.56

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			Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
Volume Rate/1,000 Gal								
2,001	10,000	**$**	**5.37**	$ 5.37	$ 5.58	$ 5.81	$ 6.10	$ 6.40
10,001	20,000		**8.13**	8.13	8.46	8.79	9.23	9.69
20,001	30,000		**9.57**	9.57	9.95	10.35	10.87	11.41
30,001	Above		**13.81**	13.81	14.36	14.94	15.68	16.47
WI5	**Fire Hydrant Outside**							
Monthly Minimum Charge								
	3/4"	**$**	**44.25**	$ 44.25	$ 46.02	$ 47.86	$ 50.25	$ 52.77
	1"		**77.45**	77.45	80.55	83.77	87.96	92.36
	1 1/2"		**154.90**	154.90	161.10	167.54	175.92	184.71
	2"		**247.84**	247.84	257.75	268.06	281.47	295.54
	3"		**371.74**	371.74	386.61	402.07	422.18	443.29
	4"		**619.58**	619.58	644.36	670.14	703.64	738.83
	6"		**-**	-	-	-	-	-
	8"		**-**	-	-	-	-	-
Volume Rate/1,000 Gal								
2,001	10,000	**$**	**8.05**	$ 8.05	$ 8.37	$ 8.71	$ 9.14	$ 9.60
10,001	20,000		**12.19**	12.19	12.68	13.18	13.84	14.54
20,001	30,000		**14.35**	14.35	14.92	15.52	16.30	17.11
30,001	Above		**20.72**	20.72	21.55	22.41	23.53	24.71

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			Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
WI6	**FH Admin Fee**							
	Monthly Minimum Charge							
	All Meter Sizes		**$ 50.00**	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00
	1"		**50.00**	50.00	50.00	50.00	50.00	50.00
	1 1/2"		**50.00**	50.00	50.00	50.00	50.00	50.00
	2"		**50.00**	50.00	50.00	50.00	50.00	50.00
	3"		**50.00**	50.00	50.00	50.00	50.00	50.00
	4"		**50.00**	50.00	50.00	50.00	50.00	50.00
	6"		**50.00**	50.00	50.00	50.00	50.00	50.00
	8"		**-**	-	-	-	-	-
	Volume Rate/1,000 Gal							
2,001	10,000		**$ -**	$ -	$ -	$ -	$ -	$ -
10,001	20,000		**-**	-	-	-	-	-
20,001	30,000		**-**	-	-	-	-	-
30,001	Above		**-**	-	-	-	-	-

2	MONTHLY RATES AND CHARGES | WASTEWATER		Current	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
WWI1	**Residential Inside**							
	Monthly Minimum Charge							
	3/4"		**$ 25.54**	$ 25.54	$ 26.56	$ 27.62	$ 28.73	$ 29.88
	1"		**45.90**	45.90	47.74	49.65	51.63	53.70
	1 1/2"		**85.66**	85.66	89.09	92.65	96.36	100.21
	2"		**146.85**	146.85	152.72	158.83	165.19	171.79
	Volume Rate/1,000 Gal							
-	5,000		**$ 6.37**	$ 6.37	$ 6.62	$ 6.89	$ 7.17	$ 7.45
5,001	Above		**7.88**	7.88	8.20	8.52	8.86	9.22

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			Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
WWI2	**Commercial Inside**							
	Monthly Minimum Charge							
		3/4"	**$ 30.59**	$ 30.59	$ 31.81	$ 33.09	$ 34.41	$ 35.79
		1"	**57.37**	57.37	59.66	62.05	64.53	67.11
		1 1/2"	**107.08**	107.08	111.36	115.82	120.45	125.27
		2"	**183.56**	183.56	190.90	198.54	206.48	214.74
		3"	**256.96**	256.96	267.24	277.93	289.05	300.61
		4"	**458.90**	458.90	477.26	496.35	516.20	536.85
		6"	**917.80**	917.80	954.51	992.69	1,032.40	1,073.70
		8"	**1,835.60**	1,835.60	1,909.02	1,985.38	2,064.80	2,147.39
	Volume Rate/1,000 Gal							
	2,001	Above	**$ 6.94**	$ 6.94	$ 7.47	$ 8.02	$ 8.59	$ 9.22
	-	-	**6.94**	6.94	7.47	8.02	8.59	9.22

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			Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
WWO2	**Commercial Outside**							
	Monthly Minimum Charge							
		3/4"	**$ 45.89**	$ 45.89	$ 47.73	$ 49.63	$ 51.62	$ 53.68
		1"	**86.06**	86.06	89.50	93.08	96.81	100.68
		1 1/2"	**160.63**	160.63	167.06	173.74	180.69	187.91
		2"	**275.34**	275.34	286.35	297.81	309.72	322.11
		3"	**-**	-	400.86	416.89	433.57	450.91
		4"	**688.36**	688.36	715.89	744.53	774.31	805.28
		6"	**-**	-	1,431.77	1,489.04	1,548.60	1,610.54
		8"	**-**	-	2,863.54	2,978.08	3,097.20	3,221.09
	Volume Rate/1,000 Gal							
	2,001	Above	**$ 10.41**	$ 10.41	$ 11.20	$ 12.02	$ 12.88	$ 13.83
	Municipal							
	Monthly Minimum Charge							
		3/4"	-	-	-	-	-	-
		1"	-	-	-	-	-	-
		1 1/2"	-	-	-	-	-	-
		2"	-	-	-	-	-	-
		3"	-	-	-	-	-	-
		4"	-	-	-	-	-	-
		6"	-	-	-	-	-	-
		8"	-	-	-	-	-	-
	Volume Rate/1,000 Gal							
	2,001	Above	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

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		Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
3	**RESIDENTIAL MONTHLY CHARGES | WATER**						
	5,000 Gallons | 1" Meter						
	Total	$ 57.41	$ 57.41	$ 59.71	$ 62.09	$ 65.20	$ 68.46
	Dollar Inc		$ -	$ 2.30	$ 2.39	$ 3.10	$ 3.26
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*5.0%*	*5.0%*
	Effective Rate/kGal	*$ 11.48*	*$ 11.48*	*$ 11.94*	*$ 12.42*	*$ 13.04*	*$ 13.69*
	10,000 Gallons | 1" Meter						
	Total	$ 84.26	$ 84.26	$ 87.63	$ 91.14	$ 95.69	$ 100.48
	Dollar Inc		$ -	$ 3.37	$ 3.51	$ 4.56	$ 4.78
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*5.0%*	*5.0%*
	Effective Rate/kGal	*$ 8.43*	*$ 8.43*	*$ 8.76*	*$ 9.11*	*$ 9.57*	*$ 10.05*
	20,000 Gallons | 1" Meter						
	Total	$ 165.56	$ 165.56	$ 172.18	$ 179.07	$ 188.02	$ 197.42
	Dollar Inc		$ -	$ 6.62	$ 6.89	$ 8.95	$ 9.40
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*5.0%*	*5.0%*
	Effective Rate/kGal	*$ 8.28*	*$ 8.28*	*$ 8.61*	*$ 8.95*	*$ 9.40*	*$ 9.87*
	30,000 Gallons | 1" Meter						
	Total	$ 261.26	$ 261.26	$ 271.71	$ 282.58	$ 296.71	$ 311.54
	Dollar Inc		$ -	$ 10.45	$ 10.87	$ 14.13	$ 14.84
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*5.0%*	*5.0%*
	Effective Rate/kGal	*$ 8.71*	*$ 8.71*	*$ 9.06*	*$ 9.42*	*$ 9.89*	*$ 10.38*

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		Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
4	**COMMERCIAL MONTHLY CHARGES | WATER**						
	30,000 Gallons | 1 1/2" Meter						
	Total	$ 323.23	$ 323.23	$ 336.16	$ 349.61	$ 367.09	$ 385.44
	Dollar Inc		$ -	$ 12.93	$ 13.45	$ 17.48	$ 18.35
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*5.0%*	*5.0%*
	Effective Rate/kGal	*$ 10.77*	*$ 10.77*	*$ 11.21*	*$ 11.65*	*$ 12.24*	*$ 12.85*
	60,000 Gallons | 1 1/2" Meter						
	Total	$ 737.53	$ 737.53	$ 767.03	$ 797.71	$ 837.60	$ 879.48
	Dollar Inc		$ -	$ 29.50	$ 30.68	$ 39.89	$ 41.88
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*5.0%*	*5.0%*
	Effective Rate/kGal	*$ 12.29*	*$ 12.29*	*$ 12.78*	*$ 13.30*	*$ 13.96*	*$ 14.66*

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		Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
5	**RESIDENTIAL MONTHLY CHARGES | WASTEWATER**						
	5,000 Gallons | 1" Meter						
	Total	$ 77.75	$ 77.75	$ 80.86	$ 84.09	$ 87.46	$ 90.96
	Dollar Inc		$ -	$ 3.11	$ 3.23	$ 3.36	$ 3.50
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*
	Effective Rate/kGal	*$ 15.55*	*$ 15.55*	*$ 16.17*	*$ 16.82*	*$ 17.49*	*$ 18.19*
	10,000 Gallons | 1" Meter						
	Total	$ 117.15	$ 117.15	$ 121.84	$ 126.71	$ 131.78	$ 137.05
	Dollar Inc		$ -	$ 4.69	$ 4.87	$ 5.07	$ 5.27
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*
	Effective Rate/kGal	*$ 11.72*	*$ 11.72*	*$ 12.18*	*$ 12.67*	*$ 13.18*	*$ 13.70*
	12,000 Gallons | 1" Meter						
	Total	$ 132.91	$ 132.91	$ 138.23	$ 143.76	$ 149.51	$ 155.49
	Dollar Inc		$ -	$ 5.32	$ 5.53	$ 5.75	$ 5.98
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*
	Effective Rate/kGal	*$ 8.86*	*$ 8.86*	*$ 9.22*	*$ 9.58*	*$ 9.97*	*$ 10.37*

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			Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
6	**COMMERCIAL MONTHLY CHARGES | WASTEWATER**							
30,000 Gallons | 1 1/2" Meter								
	Total	1 1/2"	$ 301.40	$ 301.40	$ 320.46	$ 340.27	$ 360.89	$ 383.39
	Dollar Inc			$ -	$ 19.06	$ 19.82	$ 20.61	$ 22.50
	Percent Inc			*0.0%*	*6.3%*	*6.2%*	*6.1%*	*6.2%*
	Effective Rate/kGal		*$ 10.05*	*$ 10.05*	*$ 10.68*	*$ 11.34*	*$ 12.03*	*$ 12.78*
60,000 Gallons | 1 1/2" Meter								
	Total	1 1/2"	$ 509.60	$ 509.60	$ 544.48	$ 580.76	$ 618.49	$ 659.94
	Dollar Inc			$ -	$ 34.88	$ 36.28	$ 37.73	$ 41.45
	Percent Inc			*0.0%*	*6.8%*	*6.7%*	*6.5%*	*6.7%*
	Effective Rate/kGal		*$ 8.49*	*$ 8.49*	*$ 9.07*	*$ 9.68*	*$ 10.31*	*$ 11.00*

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		Current	EFFECTIVE Apr-26	EFFECTIVE Apr-27	EFFECTIVE Apr-28	EFFECTIVE Apr-29	EFFECTIVE Apr-30
5	**RESIDENTIAL MONTHTLY CHARGES | WATER AND WASTEWATER COMBINED**						
		Current	**Apr-26**	**Apr-27**	**Apr-28**	**Apr-29**	**Apr-30**
	5kGal Water & 5kGal WW | 1" Meter						
	Total	**$ 135.16**	$ 135.16	$ 140.57	$ 146.19	$ 152.66	$ 159.42
	Dollar Inc		$ -	$ 5.41	$ 5.62	$ 6.47	$ 6.76
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.4%*	*4.4%*
	10kgal Water & 10kGal WW | 1" Meter						
	Total	**$ 201.41**	$ 201.41	$ 209.47	$ 217.85	$ 227.47	$ 237.53
	Dollar Inc		$ -	$ 8.06	$ 8.38	$ 9.63	$ 10.06
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.4%*	*4.4%*
	20kGal Water & 12kGal WW I 1" Meter						
	Total	**$ 298.47**	$ 298.47	$ 310.41	$ 322.83	$ 337.53	$ 352.91
	Dollar Inc		$ -	$ 11.94	$ 12.42	$ 14.70	$ 15.38
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.6%*	*4.6%*
	30kGal Water & 12kGal WW | 1" Meter						
	Total	**$ 394.17**	$ 394.17	$ 409.94	$ 426.33	$ 446.21	$ 467.03
	Dollar Inc		$ -	$ 15.77	$ 16.40	$ 19.88	$ 20.82
	Percent Inc		*0.0%*	*4.0%*	*4.0%*	*4.7%*	*4.7%*
6	**COMMERCIAL MONTHLY CHARGES | WATER AND WASTEWATER COMBINED**						
	30kGal Water & 30kGal WW | 1 1/2" Meter						
	Total -	**$ 624.63**	$ 624.63	$ 656.62	$ 689.88	$ 727.97	$ 768.83
	Dollar Inc		$ -	$ 31.99	$ 33.26	$ 38.09	$ 40.86
	Percent Inc		*0.0%*	*5.1%*	*5.1%*	*5.5%*	*5.6%*
	60kGal Water & 60kGal WW | 1 1/2" Meter						
	Total -	**$ 1,247.13**	$ 1,247.13	$ 1,311.52	$ 1,378.48	$ 1,456.09	$ 1,539.42
	Dollar Inc		$ -	$ 64.39	$ 66.96	$ 77.62	$ 83.33
	Percent Inc		*0.0%*	*5.2%*	*5.1%*	*5.6%*	*5.7%*

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Life Connected.

Economic Development
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Anthony Satarino, Executive Director of Economic Development
CC: Robert Ranc, City Manager
Date: June 9, 2026

Agenda Item:
Consider and act to approve an Economic Development and Performance Agreement with ATRH, LLC. (Satarino)

Background Information:
The agreement between the City of Celina, the Celina Economic Development Corporation (CEDC), and ATRH, L.L.C. (Developer) establishes an economic development incentive under Chapter 380 of the Texas Local Government Code. The Developer proposes to complete patio and site improvements, including drainage, awnings, and fencing, at 219 W. Pecan Street, with a minimum investment of $50,000 in Qualified Expenditures. In return, the City and CEDC agree to provide financial assistance totaling $20,000, contingent upon the Developer meeting construction deadlines, operational requirements, and job creation commitments.

The City of Celina agrees to reimburse the Developer $10,000 for Qualified Expenditures, disbursed upon issuance of a certificate of occupancy for the improvements.

The CEDC agrees to reimburse the Developer $10,000 for Qualified Expenditures, disbursed upon issuance of a certificate of occupancy for the improvements.

The Developer must complete construction and submit documentation verifying at least $50,000 in Qualified Expenditures by December 31, 2026, obtain a certificate of occupancy, and maintain a minimum of two (2) full-time equivalent jobs at the property. The Developer is also required to submit quarterly sales tax reports and compliance documentation throughout the term of the agreement, which extends through December 31, 2027.

At the June 2, 2026, CEDC Board Meeting, the CEDC Board voted 6-0 to approve the agreement.

Legal Review:

The CEDC Attorney has reviewed the attached agreement.

Supporting Documents:

1. Staff Presentation
2. Agreement

Financial Consideration:

The City of Celina agrees to reimburse the Developer $10,000 for Qualified Expenditures, disbursed upon issuance of a certificate of occupancy for the improvements.

The CEDC agrees to reimburse the Developer $10,000 for Qualified Expenditures, disbursed upon issuance of a certificate of occupancy for the improvements.

Staff Recommendation:

Staff recommends approval.

CELINA ECONOMIC DEVELOPMENT

The Texas you were promised

Economic Development and Performance Agreement with ATRH, LLC

Action

June 9, 2026

CELINA
ECONOMIC
DEVELOPMENT

TERRAMANIA
DECOR INSPIRED BY NATURE

219 W Pecan St

The Texas you were promised.

Agreement Terms

- Under the DIP façade grant program, the Developer will construct patio and site improvements, including draining, awning, and fencing improvements as depicted in Exhibit B of the agreement.
- Developer agrees to invest a minimum of $50,000 in qualified expenditures. Qualified expenditures are defined in Exhibit A of the agreement.
- City and EDC agree to provide financial assistance totaling $20,000, contingent upon developer obtaining a CO on the improvement area by December 31, 2026. The grant terms are as follows:
  - The City of Celina agrees to reimburse the Developer $10,000 for Qualified Expenditures, disbursed upon issuance of a certificate of occupancy for the improvements.
  - The CEDC agrees to reimburse the Developer $10,000 for Qualified Expenditures, disbursed upon issuance of a certificate of occupancy for the improvements.
- Developer must maintain a minimum of two (2) full-time equivalent jobs at the property.

Exhibit A – Qualified Expenditures

K&M Construction
2001 Skyline Dr. Ste A-155
Sherman, TX 75092
Phone: (903) 870-6748

Company Representative
Tony Nobles
Phone: (903) 271-8111
tony@kmroofpros.com

04/13/2026
Claim Information

Andrew Miller
219 West Pecan Street
Celina, TX 75009
(972) 757-9803

Job: 3876: Andrew Miller

Infrastructure

R panel wall system, awning and gutter to mitigate water

- Remove and dispose of the existing gutters and downspouts.
- Fabricate and install new commercial gutter system with 2 downspouts
- Install R panel wall system
- Fabricate and install metal awning across the windows and doors, approximately 40' wide and 4' of depth, with wall bracing
- Install gutter system on from of awning
- Install eyebolts

Flatwork

- Remove existing concrete at back door
- Install new concrete pad at back door with no ramp

Drainage/water mitigation

- Excavate excess rock/soil fill from back parking area
- Build base layer
- Apply 4" crushed granite
- Grade parking area with appropriate draining
- Install french drain and water mitigation system w/ popups to remove excess water

Plumbing

- Install yard hydrant water spigot

Electric

- Remove not-in-use electric meter box
- install 2 additional exterior outlets at the desired locations

Qty	Unit
1.00	EA

$32,750.00

Fencing Section

Fence

- Construct 8' board on board fence w/ top cap
- Construct double sliding gate with approximately 18' opening
- Construct a 36" walk through gate near electric main shut off
- Install 12' tall posts to hang lights
- Fence and gate include stain

Qty	Unit
1.00	EA

$14,750.00

Survey/Permitting/Payment Schedule

includes survey and permitting

$2000 credit towards additional documentation (plans, drainage plans ect.)

Payment schedule 25% up front, 25% after metal work is complete, 25% after grading and rock are complete, 25% when project is complete

Qty	Unit

$3,350.00

TOTAL	$50,850.00

Exhibit B – Depiction of Site Improvements

Renderings: Back Façade Awning

CELINA
ECONOMIC
DEVELOPMENT

Questions?

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT
AND PERFORMANCE AGREEMENT

This **CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT AND PERFORMANCE AGREEMENT** by and between the **CITY OF CELINA, TEXAS**, a Texas home-rule municipality (hereinafter referred to as the "City"); the **CELINA ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation (hereinafter referred to as the "CEDC"), and **ATRH, L.L.C.,** a Texas limited liability company (hereinafter referred to as "Developer"), is made and executed on the following recitals, terms and conditions.

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

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

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

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

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

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

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term "project" to mean "expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . ."; and

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

WHEREAS, Developer has applied to the City and CEDC for financial assistance necessary for the construction and installation of improvements consisting of patio improvements, including drainage improvements, awning improvements, and patio fencing located on the Property, as generally depicted in ***Exhibits A and B*** of this Agreement, which is attached hereto and is incorporated herein for all purposes (hereinafter referred to as the "Qualified Expenditures"), to be generally located at 219 W. Pecan Street, City of Celina, Collin County, Texas (hereinafter referred to as the "Property"); and

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

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

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

SECTION 1. FINDINGS INCORPORATED.

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

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date, as defined herein, and shall continue thereafter until **December 31, 2027**, unless terminated sooner under the provisions hereof.

SECTION 3. DEFINITIONS.

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

(a) **Act.** The word "Act" means Chapters 501 to 505 of the Texas Local Government Code, as amended.

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

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

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

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

(f) **Developer.** The word "Developer" means ATRH, L.L.C., a Texas limited liability company, its successors and assigns, whose address for the purposes of this Agreement is 219 W. Pecan Street, Celina, Texas 75009.

(g) **Effective Date.** The words "Effective Date" mean the date of the latter to execute this Agreement by and between the Developer, City, and the CEDC.

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

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

(j) **Property.** The word "Property" means 219 W. Pecan Street, Celina, Texas 75009.

(k) **Qualified Expenditures.** The words "Qualified Expenditures" mean those costs associated with the construction and or improvements consisting of patio improvements, including drainage improvements, awning improvements, and patio fencing located on the Property,

and which meet the definition of "project" as that term is defined in Section 501.103 of the Act, and meet the definition of "cost" as that term is defined in Section 501.152 of the Act, as depicted in ***Exhibits A and B*** of this Agreement.

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

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

(n) **State Comptroller.** The words "State Comptroller" mean the Office of the Texas Comptroller of Public Accounts, or any successor agency.

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

(p) **Type A Sales and Use Tax Revenue.** The words "Type A Sales and Use Tax Revenue" mean the economic development sales and use tax revenue, at the rate of one-half of one percent (0.50%), generated for use by the CEDC.

SECTION 4. AFFIRMATIVE COVENANTS OF DEVELOPER.

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

(a) **Qualified Expenditures.** Developer covenants and agrees to submit to the City and CEDC paid invoices, paid receipts, or other paid documentation in a form acceptable to the City and CEDC for the Qualified Expenditures made to the Property in a minimum amount of **Fifty Thousand and No/100 Dollars ($50,000.00)** by **December 31, 2026**.

(b) **Certificate of Occupancy.** Developer covenants and agrees to, after complying with all City Regulations, obtain or cause to be obtained by **December 31, 2026,** a certificate of occupancy from the City of Celina, Texas, for the Qualified Expenditures located on the Property. If such invoices, receipts, or other documentation are incomplete or insufficient for City and the CEDC to verify the Qualified Expenditures, City and/or CEDC shall notify Developer, and Developer shall promptly supply any missing or necessary additional information necessary to verify the Qualified Expenditures.

(c) **Development**. The Qualified Expenditures shall be constructed and operated in accordance the plans provided in ***Exhibit A***, and any site plan, building elevations, or landscape plans approved by the City. Developer agrees that materials and finish-out used for the Qualified Expenditures shall be substantially similar to such plans. Developer agrees that construction shall be in conformance with the most recently adopted building codes of the City and that building permit applications will be reviewed under such codes. The

development and use of the Property shall comply with all applicable City Regulations, including but not limited to the Celina Comprehensive Zoning and Subdivision Ordinances, as amended.

(d) **Operate Qualified Expenditures.** Developer agrees to maintain and operate the Qualified Expenditures located on the Property during the Term of this Agreement. Further, upon a receipt of a certificate of occupancy from the City of Celina, Texas, for the Qualified Expenditures and during the Term of this Agreement, Developer covenants and agrees to keep the Qualified Expenditures open during normal operating hours.

(e) **Reporting of Sales and Use Tax; Type A Sales and Use Tax Revenue; Mixed-Beverage Sales Tax.** Developer covenants and agrees to provide to the City and CEDC, on a quarterly basis, a copy of the financial report that is being submitted to the State Comptroller relating to the remission of all local sales and use taxes collected at the Property, and mixed-beverage sales tax and mixed-beverage gross receipts tax as a result of the operation of the Qualified Expenditures and the total quarterly sales occurring at the Property ("Sales Tax Report"). The sales and uses taxes to be included within said Sales Tax Report include the Sales and Use Tax, and the Type A Sales and Use Tax Revenue collected at the Property at the current rate of one and one-half percent (1.5%), and remitted by the State Comptroller to the City. Additionally, Developer covenants and agrees to obtain any third party's consent for the State Comptroller's office to release the annual reported figures along with any State audit adjustments to the City and EDC. The City and EDC hereby agree to keep this information "Confidential" consistent with the Section 321.3022(f) of the Texas Tax Code, and to the extent allowed by law. The first Sales Tax Report from the Developer shall be due by **May 1, 2027**, for the reporting period of **January 1, 2027** to **March 31, 2027**, and quarterly thereafter.

(f) **Job Creation and Retention.** Developer covenants and agrees by **January 1, 2027**, and during the Term of this Agreement to employ and maintain a minimum of **two (2)** Full-Time Equivalent Employment Positions working at the Property. Developer covenants and agrees beginning on **April 1, 2027**, and during the Term of this Agreement, Developer shall deliver to the City and CEDC a quarterly compliance verification signed by a duly authorized representative of Developer that shall certify the number of Full-Time Equivalent Employment Positions, and shall disclose and certify the average wage for all Full-Time Equivalent Employment Positions (the "Quarterly Compliance Verification"). The Developer covenants and agrees beginning on **April 1, 2027**, and quarterly thereafter during the Term of this Agreement, there will be a total of **three (3)** Annual Compliance Verifications due and submitted to the City and CEDC covering the Full-Time Equivalent Employment Positions created and maintained during the Term of this Agreement. All Annual Compliance Verifications shall include quarterly IRS 941 returns, or Texas Workforce Commission Employer Quarterly Reports.

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

economic development of the City.

(h) **Performance Conditions**. Developer agrees to make, execute and deliver to the City and/or CEDC such other promissory notes, instruments, documents and other agreements as the City or CEDC or its attorneys may reasonably request to evidence this Agreement.

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

(j) **Prohibited Uses**: Developer covenants and agrees during the Term of this Agreement that unless otherwise approved by the City and the CEDC, and only in the event that the zoning on the Property allows such uses, that the following uses shall not be allowed in any portion of the Qualified Expenditures: alternative financial services, sexually oriented business, body art facilities, smoke shops, drug or vice paraphernalia, gaming or slot machines (excluding arcades) lewd merchandise sales, pawn shops and outdoor storage/display (the "Prohibited Uses").

SECTION 5. AFFIRMATIVE COVENANTS OF THE CITY.

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

(a) **Financial Assistance.** City covenants and agrees to submit reimbursement to Developer for the Qualified Expenditures and Qualified Expenditures made by the Developer pursuant to Section 4(a) of this Agreement, in the aggregate amount not to exceed **Ten Thousand and No/100 Dollars ($10,000.00)** as follows:

(1) **Ten Thousand and No/100 Dollars ($10,000.00)** upon receipt of a certificate of occupancy consistent with Section 4(b) of this Agreement.

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

SECTION 6. AFFIRMATIVE COVENANTS OF CEDC.

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

(a) **Financial Assistance.** CEDC covenants and agrees to submit reimbursement to Developer for the Qualified Expenditures made by the Developer pursuant to Section 4(a) of this Agreement, in the aggregate amount not to exceed **Ten Thousand and No/100 Dollars ($10,000.00)** as follows:

(1) **Ten Thousand and No/100 Dollars ($10,000.00)** upon receipt of a certificate of

occupancy consistent with Section 4(b) of this Agreement.

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

SECTION 7. CESSATION OF ADVANCES.

If the City or CEDC has made any commitment to provide any financial assistance to Developer, whether under this Agreement or under any other agreement, the City or CEDC shall have no obligation to advance or disburse the financial assistance if: (i) Developer becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default occurs.

SECTION 8. EVENTS OF DEFAULT.

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

(a) **General Event of Default.** Failure of Developer, City or CEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement is an Event of Default.

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

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

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

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

(f) **Lawsuits.** Developer's filing of any lawsuit against the City or CEDC is an Event of Default

SECTION 9. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 8 of this Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured as of the last day of the applicable cure period, and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement, enforce specific performance as appropriate or maintain a cause of action for damages caused by the event(s) of default. In the event, Developer defaults and is unable or unwilling to cure said default within the prescribed time period, the amounts provided by the City and CEDC to Developer pursuant to Sections 5(a) and 6(a) of this Agreement shall become immediately due and payable by Developer to the CEDC and City.

SECTION 10. INDEMNIFICATION.

(a) **TO THE EXTENT ALLOWED BY LAW, DEVELOPER AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND CEDC (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMAND, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS (OR THOSE OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM IT IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS AGREEMENT.**

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

SECTION 11. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

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

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

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

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

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

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

(g) **Notices**. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

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

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

if to Developer: ATRH, L.L.C.
219 W. Pecan Street
Celina, Texas 75009
Attn: Andrew Miller, Owner
Telephone: (469) 202-3170

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

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

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

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

(l) **Form 1295 Certificate.** The Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the Texas Ethics Commission to complete a Form 1295 Certificate and 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.

(m) **Non-Boycott of Israel Provision.** In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2271 of the Texas Government

Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) the contract has a value of less than One Hundred Thousand Dollars ($100,000.00). Unless Developer is not subject to Chapter 2271 of the Texas Government Code for the reasons stated herein, the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

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

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

(p) **Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

(q) **Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

[The Remainder of this Page Intentionally Left Blank]

CITY:

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

_____
Ryan Tubbs, Mayor
Date Signed: _____

ATTEST:

_____
Ashley Owens, City Secretary

CEDC:

CELINA ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation

By: _____
Clint Bissett, President
Date Signed: _____

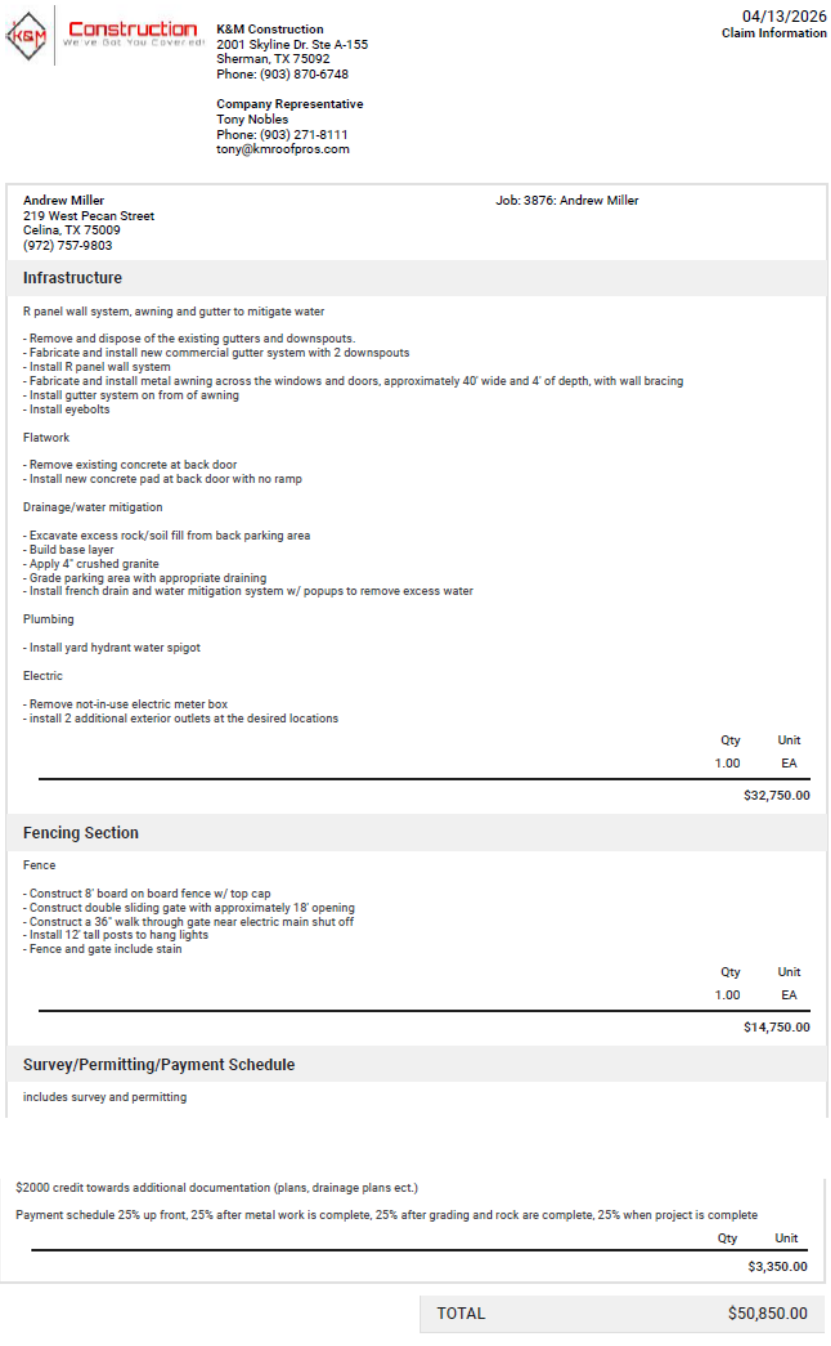
DEVELOPER:

ATRH, L.L.C.,
a Texas limited liability company,

By: Andrew Miller
Andrew Miller, Owner
Date Signed: 5-4-26

Exhibit A

[Depiction of the Qualified Expenditures]



Construction
We've Got You Covered!

K&M Construction
2001 Skyline Dr. Ste A-155
Sherman, TX 75092
Phone: (903) 870-6748

Company Representative
Tony Nobles
Phone: (903) 271-8111
tony@kmroofpros.com

04/13/2026
Claim Information

Andrew Miller
219 West Pecan Street
Celina, TX 75009
(972) 757-9803

Job: 3876: Andrew Miller

Infrastructure

R panel wall system, awning and gutter to mitigate water

- Remove and dispose of the existing gutters and downspouts.
- Fabricate and install new commercial gutter system with 2 downspouts
- Install R panel wall system
- Fabricate and install metal awning across the windows and doors, approximately 40' wide and 4' of depth, with wall bracing
- Install gutter system on from of awning
- Install eyebolts

Flatwork

- Remove existing concrete at back door
- Install new concrete pad at back door with no ramp

Drainage/water mitigation

- Excavate excess rock/soil fill from back parking area
- Build base layer
- Apply 4" crushed granite
- Grade parking area with appropriate draining
- Install french drain and water mitigation system w/ popups to remove excess water

Plumbing

- Install yard hydrant water spigot

Electric

- Remove not-in-use electric meter box
- install 2 additional exterior outlets at the desired locations

Qty	Unit
1.00	EA

$32,750.00

Fencing Section

Fence

- Construct 8' board on board fence w/ top cap
- Construct double sliding gate with approximately 18' opening
- Construct a 36" walk through gate near electric main shut off
- Install 12' tall posts to hang lights
- Fence and gate include stain

Qty	Unit
1.00	EA

$14,750.00

Survey/Permitting/Payment Schedule

includes survey and permitting

$2000 credit towards additional documentation (plans, drainage plans ect.)

Payment schedule 25% up front, 25% after metal work is complete, 25% after grading and rock are complete, 25% when project is complete

Qty	Unit

$3,350.00

TOTAL	$50,850.00

Exhibit B

[Depiction of the Improvements]